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SAN FRANCISCO HOUSING AUTHORITY

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January 4, 1995

PUBLIC NOTICE

A Special Executive (Closed) Session of the Commission of the Housing Authority of the City and County of San Francisco will be held at 1:00 p.m., Friday, January 6, 1995 at 440 Turk Street, San Francisco, California, for the following purposes:

1) Public Employee Discipline/Dismissal/Release:
To consider whether to institute proceedings to terminate the employment contract of the Executive Director (Government Code Sections 54957, 54954.5 (e)); and

2) Conference With Legal Counsel - Existing Litigation, CORMC et al. v. San Francisco Housing Authority, et. al., U.S.D.C. No. C950001 SBA (Government Code Sections 54956.9 (a), and 54954.5 (c)).

Barbara R. Meskunas
President

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

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January 6, 1995

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, January 12, 1995 at 440 Turk Street, San Francisco, California 94102.

During the Regular meeting, the Commission will adjourn to Executive Session to meet in closed session to confer with Legal Counsel on anticipated litigation that resulted from reorganization of the San Francisco Housing Authority. The Commission will discuss significant exposure to litigation pursuant to Government Code 54956.9(b) for one potential case.

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

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SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

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2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

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Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JANUARY 12, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, January 12, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 07/14/94 as part of Resolution No. 4297. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

(d) Resolution (tabled 12/8/94) - Authorizing the Executive Director to Enter into a Contract with Olivia Chen Consultants, Inc. to Provide Engineering Services to Investigate and Evaluate the Sewer System and to Prepare Construction Documents and Provide Contract Administration for Sewer Repairs at Development CAL 1-18(3), Hunter's View, in the Amount of $68,103.00

11. NEW BUSINESS:

(a) Resolution - Resolution Amending Article II, Section VIII of the Bylaws Concerning Vacancies to Provide that Should the Offices of President or Vice President Become Vacant, As a Result of Action Taken in Accordance with Article II, Section VII of the Bylaws, the Commission Shall Elect a Successor From its Membership at the Same Meeting

(b) Resolution - Resolution Authorizing the Executive Director to Execute a Contract with the City and County of San Francisco for the Administration of Rent Subsidies for the Shelter Plus Care Program

(c) Resolution - Approving Superseding Part I and New Part II of Section 8 Housing Certificate Program Annual Contributions Contract No. SF-618 and Authorization Execution

(d) Resolution - Approving Amended part I of Section 8 Housing Voucher Program Annual Contributions Contract No. SF-618 and Authorizing Execution of Project No. CA39-V001-022

(e) Resolution - Approving Amended part I of Section 8 Housing Voucher Program Annual Contributions Contract No. SF-618 and Authorizing Execution of Project No. CA39-V001-026

(f) Resolution - Resolution Ratifying the Execution of an Insurance Policy and Purchase Order with Unigard Insurance Company for Fleet Insurance Coverage in an amount not to Exceed $196,600.00 During Fiscal Year 1994-95

(g) Resolution - Resolution Authorizing the Executive Director to Increase the Encumbrance for Legal Services Provided by Lempres & Wulfsberg in the Amount of $63,034.60 to Close Out

Purchase Order No. 44241 for the 1993-94 Fiscal Year

(h) Resolution - Authorizing the Execution of a Purchase Order with Decision Sercom, Inc. for the Provision of Routine and Emergency Maintenance of the System/38 Hardware and Peripheral Equipment in an Amount not to Exceed $14,930.00

(i) Resolution - Authorizing the Executive Director to Amend an Existing Standby Contract with Health Science Associates (HSA) to Provide Additional Consulting Services and Other Related Assistance, As Needed, for Lead-based Paint (LBP) Hazards. This Contract Amendment will Provide Additional Compensation in an Amount Not-to-Exceed $10,000.00

(j) Resolution -- Resolution Pursuant to California Health and Safety Sections 32478(a) and 34311

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

The Commission will meet in closed session to confer with Legal Counsel on anticipated litigation that resulted from reorganization of the San Francisco Housing Authority. The Commission will discuss significant exposure to litigation pursuant to Government Code 54956.9(b) for one potential case.

14. ADJOURNMENT:

Felipe M. Floresca
Secretary and Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, January 12, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, January 12, 1995 at 4:10 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

A quorum was present.

ALSO PRESENT: Felipe M. Floresca, Executive Director
Debrenia F. Madison, Assistant Legal Counsel

Marie Corlett Blits, Deputy City Attorney, City and County of San Francisco

2. APPROVAL OF AGENDA:

Vice President Carpeneti moved to omit Executive Session and Commissioner Palega seconded the motion. The vote on the amendment was unanimous. A vote was then taken on the Amended Agenda. The Amended Agenda was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Redd moved to approve the minutes of the December 22, 1994. Vice President Carpeneti seconded the motion. The Minutes of the meeting held December

22, 1994 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner reported on a task force meeting about job training about resident MOU/union agreements. Commissioner Palega announced the next meeting will be on Wednesday, January 18, 1995 at Ella Hill Hutch.

Commissioner Allen requested that staff request a copy of an Oct 28, 1993 videotape of an incident between Potrero Station officers and residents.

Commissioner Huggins requested that three items be put on the next meeting Agenda: a resolution for a 45 day resident comment period on a draft MOU for the Plaza and Bernal developments; a resolution that all RFPs contain clear language which promotes resident employment; a policy statement by the Executive Director on the issue of vested interest rights of those currently not on the lease agreement.

Secretary Floresca said that he would forego a lengthy report since there were many residents waiting to speak. Despite many internal SFHA events, Mr. Floresca said that he'd prefer to focus on external SFHA changes such as the recent meeting between residents and union representatives, to discuss methods of creating jobs for residents. Mr. Floresca lauded the cooperation between residents and community organizations.

5. REPORT OF SECRETARY:

A written report was submitted to the Commission.

6. COMMITTEE REPORT:

Vice President Carpeneti reported on the Site and Design Committee meeting held January 12, 1995, and that Resolutions (d), Unfinished Business, and Resolution (i), New Business, were both unanimously passed for Commission adoption.

Commissioner Huggins asked about re-mailing copies of the draft lease in its entirety to all residents, in addition to the summary already sent. Jim Williams, Director of Conventional Housing, reported that plans were for pick-up of the full-length lease at respective property offices by those interested. Vice President Carpeneti said that this should be sufficient. President Meskunas queried about the legal ramifications of re-mailing the lease, but only in one language, and about the requisite comment period. Ms. Madison said that she was not the attorney who had drafted the new lease and would have to research the matter first. Other discussion ensued. Mr. Williams offered to facilitate, through his office, a forum for resident to meet about the proposed lease. A report to the Commission will follow.

7. REPORT OF COUNSEL:

Ms. Madison said that a written report has been submitted to the Commission.

8. TENANT REPRESENTATIVE REPORT:

Juanita Marshall, PHTA, reported that the next elections will be held February 8, 1995, 11 a.m. to 2 p.m. Ms. Marshall said that SFHA residents need real jobs.
Jewell Green, PHTA, reported on the first two scheduled elections; mailing for the first election was sent out, but without the attendant flyer about the election.

There was no representative from the Senior/Disabled Citywide Council.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Bessie Crockett, Valencia Gardens
Jerry Abrams, Mission Dolores
Malik Rahim
Peter Byrne
David Aldape, Alianza, Inc.
Carmen Rosales, SFHA employee

10. OLD BUSINESS

(d) Resolution No. 4403

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH OLIVIA CHEN CONSULTANTS, INC. TO PROVIDE ENGINEERING SERVICES TO INVESTIGATE AND EVALUATE THE SEWER SYSTEM AND TO PREPARE CONSTRUCTION DOCUMENTS AND CONTRACT ADMINISTRATION FOR SEWER REPAIRS AT CAL 1-18(3), HUNTER'S VIEW, IN THE AMOUNT OF $68,103.00

WHEREAS, chronic sewer problems continue at CAL 1-18(3), Hunter's View; and

WHEREAS, engineering services are required to assist in the identification of the sources of

these problems, the development of appropriate remedies for these problems and technical support during the correction of these problems; and

WHEREAS, the Authority advertised for these services, reviewed the proposals submitted by six (6) firms and determined that Olivia Chen Consultants, Inc. is the most qualified respondent based on the evaluation factors in the solicitation; and

WHEREAS, Olivia Chen Consultants, Inc. has proposed a fee of $68,103.00 to provide the services noted above; and

WHEREAS, this fee is within the funding available in the 1993 Comprehensive Grant Program budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Olivia Chen Consultants, Inc. in the amount of $68,103.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Assistant Legal Counsel

January 12, 1995
Date

Vice President Carpeneti moved to adopt the resolution and Commissioner Redd seconded the motion. President Meskunas noted that this resolution had been discussed and approved for adoption by the Site and Design Committee. Discussion followed. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4403 was UNANIMOUSLY ADOPTED.

11. NEW BUSINESS:

(a) Resolution (a)

RESOLUTION AMENDING ARTICLE II, SECTION VIII OF THE BYLAWS CONCERNING VACANCIES TO PROVIDE THAT SHOULD THE OFFICES OF PRESIDENT OR VICE PRESIDENT BECOME VACANT, AS A RESULT OF ACTION TAKEN IN ACCORDANCE WITH ARTICLE II, SECTION VII OF THE BY LAWS, THE COMMISSION SHALL ELECT A SUCCESSOR FROM ITS MEMBERSHIP AT THE SAME MEETING

WHEREAS, the bylaws of the Housing Authority of the City and County of San Francisco, as amended July 14, 1994, Article II, Section VII REMOVAL states that "The President and Vice President may be removed from office, prior to the expiration of their one-year term as officers, with the vote of at least four Commissioners."; and

WHEREAS, Article II, Section VIII VACANCIES states "Should the offices of President or Vice President become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. When the office of Secretary becomes vacant, the Authority shall appoint as aforesaid."; and

WHEREAS, the Commission now desires to revise Article II, Section VIII VACANCIES, to allow for the immediate election of a successor in the event that the office of President or Vice President becomes vacant as a result of action taken in accordance with Article II Section VII of these bylaws as follows:

> Article II - Section VIIIa: Vacancies Upon Removal
>
> Should the offices of President or Vice President become vacant, as a result of action taken in accordance with Article II, Section VII of these Bylaws, the Commission shall elect a successor from its membership at the meeting in which the removal action was taken. In the event the office of the President and Vice President become vacant for any reason and the Commission is unable to agree upon a successor, the Commission may select an interim President who may exercise the powers of the office of President of the Commission until a successor is elected.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1) The Bylaws of the Housing Authority, Article II, Section VIII be revised to add a new Section VIIIa as follows:

Section VIIIa: Vacancies Upon Removal:

Should the offices of President or Vice President become vacant, as a result of action taken in accordance with Article II Section VII of these Bylaws, the Commission shall elect a successor from its membership at the meeting in which the removal action was taken. In the event the office of the President and Vice President become vacant for any reason and the Commission is unable to agree upon a successor, the Commission may select an interim President who may exercise the powers of the office of President of the Commission until a successor is elected.

2) This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Assistant Legal Counsel

January 12, 1995
Date

Commissioner Huggins moved to adopt Resolution (a) and Commissioner Allen seconded the motion. Commissioner Palega then moved to table the resolution and Commissioner Lee seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: Jan Allen, Commissioner
Karen Huggins, Commissioner

Resolution (a) was TABLED BY MAJORITY VOTE.

(b) Resolution No. 4404

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH THE CITY AND COUNTY OF SAN FRANCISCO FOR THE ADMINISTRATION OF RENT SUBSIDIES FOR THE SHELTER PLUS CARE PROGRAM

WHEREAS, the Mayor's Office of Housing of the City and County of San Francisco (MOH) has received from the U.S. Department of Housing and Urban Development (HUD) funding for the Shelter Plus Care (S+C) Program and intends to designate part of those funds for rent

subsidies to low income, homeless individuals who are mentally ill, have chronic substance abuse problems, and/or are afflicted with disabling HIV/AIDS or related disorders, and

WHEREAS, MOH desires to avail itself of the unique skills and capabilities of the SFHA, it is agreed that the SFHA's Leased Housing Department will administer the eligibility determinations, and unit inspections in regard to the S+C Program; and

WHEREAS, the SFHA will be paid an administrative fee of 7% annually of the contract rents for the units designated by MOH as S+C units for said services.

BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to execute the Contract with the SAN FRANCISCO MAYOR'S OFFICE OF HOUSING.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Assistant Legal Counsel

January 12, 1995
Date

Commissioner Lee moved to adopt Resolution 4404 and Commissioner Redd seconded the motion. Larry Andrews, Director of Leased Housing, reported on the proposal. Other discussion followed. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

ABSTAIN: Jan Allen, Commissioner

Resolution No. 4404 was ADOPTED BY MAJORITY VOTE.

(c) Resolution No. 4405

RESOLUTION APPROVING SUPERSEDING PART I AND NEW PART II OF SECTION 8 HOUSING CERTIFICATE PROGRAM ANNUAL CONTRIBUTIONS CONTRACT No. SF-618 AND AUTHORIZING EXECUTION

The Housing Authority of the City and County of San Francisco ("PHA") entered into a Section 8 Annual Contributions Contract ("ACC") on December 23, 1975, as amended, with the United States of America ("Government").

The Section 8 ACC must now be revised so that it will consist of the following counterparts:

a. Superseding Part I of the ACC, HUD 52520B (August, 1988), applicable to the Section 8 Existing Housing Certificate Program.

b. New Part II of the ACC, HUD 52520E (Jan. 1990), applicable to Section 8 Existing Housing Certificate Program and Section 8 Existing Housing Voucher Program.

BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The superseding Part I Section 8 ACC and the New Part II of the ACC for the Housing Certificate Program and the Housing Voucher Program are hereby approved and accepted. The Executive Director is hereby authorized and directed to execute the counterparts of the ACC on behalf of the PHA, and the Secretary is hereby authorized to impress the official seal of the PHA on each such counterpart and to forward such executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Assistant Legal Counsel

January 12, 1995
Date

Commissioner Huggins moved to adopt Resolution No. 4405 and Commissioner Lee seconded the motion. Commissioners Huggins and Allen asked for clarification on the matter. Secretary Floresca and Mr. Andrews responded to their queries. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4405 was UNANIMOUSLY ADOPTED.

(d) Resolution No. 4406

RESOLUTION APPROVING AMENDED PART I OF SECTION 8 HOUSING VOUCHER PROGRAM ANNUAL CONTRIBUTIONS CONTRACT No. SF-618 AND AUTHORIZING EXECUTION OF PROJECT CA39-V001-022

The Housing Authority of the City and County of San Francisco, ("PHA") desires to enter into an amended Annual Contributions Contract ("ACC") with the United States of America ("Government").

The amended Section 8 Existing Housing Voucher ACC consists of the following counterparts:

(a) Part I of the ACC, HUD-52520D (1/90) applicable to the Section 8 Existing Housing Voucher Program;

(b) Exhibit I to Part I of the ACC adding Project No.CA39-V001-022.

BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The amended Part I and Exhibit I of the ACC for the Section 8 Existing Housing Voucher Program are hereby approved and accepted. The Executive Director is hereby authorized and directed to execute the counterparts of the ACC on behalf of the PHA, and the Secretary is hereby authorized to impress the official seal of the PHA on each such counterpart and to forward such executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison Legal Counsel
Assistant Legal Counsel

January 12, 1995
Date

Commissioner Redd moved to adopt the resolution and Vice President Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4406 was UNANIMOUSLY ADOPTED.

(e) Resolution No. 4407

RESOLUTION APPROVING AMENDED PART I OF SECTION 8
HOUSING VOUCHER PROGRAM ANNUAL CONTRIBUTIONS CONTRACT
No. SF-618 AND AUTHORIZING EXECUTION OF PROJECT CA39-V001-026

The Housing Authority of the City and County of San Francisco, ("PHA") desires to enter into an amended Annual Contributions Contract ("ACC") with the United States of America ("Government").

The amended Section 8 Existing Housing Voucher ACC consists of the following counterparts:

(a) Part I of the ACC, HUD-52520D (I/90) applicable to the Section 8 Existing Housing Voucher Program;

(b) Exhibit I to Part I of the ACC adding Project No.CA39-V001-026.

BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The amended Part I and Exhibit I of the ACC for the Section 8 Existing Housing

Voucher Program are hereby approved and accepted. The Executive Director is hereby authorized and directed to execute the counterparts of the ACC on behalf of the PHA, and the Secretary is hereby authorized to impress the official seal of the PHA on each such counterpart and to forward such executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Assistant Legal Counsel

January 12, 1995
Date

Vice President Carpeneti moved to adopt the resolution and Commissioner Redd seconded the motion. Commissioner Huggins asked for clarification on the matter. Mr. Andrews responded. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4407 was UNANIMOUSLY ADOPTED.

(f) Resolution No. 4408

RESOLUTION RATIFYING THE EXECUTION OF AN INSURANCE POLICY AND PURCHASE ORDER WITH UNIGARD INSURANCE COMPANY FOR FLEET INSURANCE COVERAGE IN AN AMOUNT NOT TO EXCEED $196,600.00 DURING FISCAL YEAR 1994-95

WHEREAS, the Authority solicited informal bids through a third party insurance broker for fleet insurance to replace the policy that expired on September 30, 1994 as follows; and

- Fireman's Fund ($1,218.00/vehicle premium)
- Northbrook ($1,237.00/vehicle premium)
- Unigard Insurance Company ($1,138.00/vehicle premium); and

WHEREAS, the Authority reviewed the proposals submitted in accordance with procurement regulations and determined that Unigard Insurance Company could provide the necessary insurance coverage in a manner that is most advantageous to the agency, cost and other factors considered: and

WHEREAS, until a formal joint venture bid solicitation for a five year term can be prepared in accordance with the approval granted by Department of Housing and Urban Development; and

WHEREAS, funding for this service is available as part of the Authority's approved operating budget and Section 8 Administrative fees for Fiscal Year 1994-95; and

WHEREAS, based on the foregoing discussion and the need to obtain fleet insurance to avoid a lapse in coverage, the Authority proceeded to authorize the implementation of a policy pending Commission ratification thereof;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Authority's fleet insurance policy and purchase order with Unigard Insurance Company is hereby ratified in an amount not to exceed $196,000.00 during fiscal year 1994-95, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution is effective immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Assistant Legal Counsel

January 12, 1995
Date

Commissioner Redd moved to adopt the resolution and Commissioner Lee seconded the motion. Vice President Carpeneti asked for clarification about the period of insurance coverage. Vivian Berry, Acting Materials Manager, reported on the resolution. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner

Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution 4408 was UNANIMOUSLY ADOPTED.

(g) Resolution (g)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE FOR LEGAL SERVICES PROVIDED BY LEMPRES & WULFSBERG IN THE AMOUNT OF $63,034.60 TO CLOSE OUT PURCHASE ORDER NO. 44241 FOR THE 1993-94 FISCAL YEAR

WHEREAS, the Health and Safety Code, section 34279 authorizes the Housing Authority of the City and County of San Francisco ("SFHA") to employ its own counsel and legal staff; and

WHEREAS, there were several legal matters pending in the City and County of San Francisco involving SFHA; and

WHEREAS, the SFHA required additional legal assistance to adequately defend its interest in these cases; and

WHEREAS, through the competitive solicitation process (RFQ #034-93), the firm of Lempres & Wulfsberg was selected to represent the SFHA on various contract litigation matters in progress; and

WHEREAS, the matter of Ultrex v. SFHA (Sup. Ct. No. 952 019) which was assigned to this firm has been concluded, however, the work was performed during the previous fiscal year and the funds have been exhausted; and

WHEREAS, an additional $63,034.60 is needed to pay for those services, and to close out P.O. No. 44241 for the 1993-94 fiscal year; and

WHEREAS, funding is available from CIAP 918;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to increase the encumbrance for legal services provided by Lempres and Wulfsberg in the amount of $63,034.60 to close out P.O. No. 44241 for the 1993-94 fiscal year.

2. This Resolution is to become effective immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Assistant Legal Counsel

January 12, 1995
Date

Commissioner Huggins moved to table Resolution (g) and Vice President Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution (g) was UNANIMOUSLY TABLED.

(h) Resolution No. 4409

RESOLUTION AUTHORIZING THE EXECUTION OF A PURCHASE ORDER WITH DECISION SERVCOM, INC. FOR THE PROVISION OF ROUTINE AND EMERGENCY MAINTENANCE OF THE SYSTEM/38 HARDWARE AND PERIPHERAL EQUIPMENT IN AN AMOUNT NOT TO EXCEED $14,930.00

WHEREAS, routine and emergency maintenance of the System/38 hardware and peripheral equipment is essential during the transition to the new SUN computer hardware; and

WHEREAS, the Authority's current maintenance vendor has chosen not to continue its GSA discounted rates, requiring the Authority to solicit competitive bids for the provision of System/38 routine and emergency maintenance services; and

WHEREAS, three (3) quotations for the provision of System/38 routine and emergency maintenance services were received as follows;

Decision ServCom, Inc.	$14,930.00
Bell Atlantic Business Systems	$17,646.50
International Business Machines (IBM)	$29,509.80

WHEREAS, Decision ServCom, Inc. submitted the lowest responsible quotation for the provision of System/38 routine and emergency maintenance services; and

WHEREAS, funding for the provision of System/38 routine and emergency maintenance services are available through the Low Income Operating Budget and the Section 8 Housing Assistance Payment Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order with Decision ServCom Inc. for the provision of routine and emergency maintenance services for the System/38 hardware and peripheral equipment during Fiscal Year 1994-1995 in an amount not to exceed $14,930.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Assistant Legal Counsel

January 12, 1995
Date

Vice President Carpeneti moved to adopt the resolution and President Meskunas seconded the motion. David Dupree, Director of Personnel, reported on the proposal. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner

Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution 4409 was UNANIMOUSLY ADOPTED.

(i) Resolution No. 4410

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND AN EXISTING STANDBY CONTRACT WITH HEALTH SCIENCE ASSOCIATES (HSA) TO PROVIDE ADDITIONAL CONSULTING SERVICES AND OTHER RELATED ASSISTANCE, AS NEEDED, FOR LEAD-BASED PAINT (LBP) HAZARDS. THIS CONTRACT AMENDMENT WILL PROVIDE ADDITIONAL COMPENSATION IN AN AMOUNT NOT-TO-EXCEED $ 10,000.00

WHEREAS, in July 1993, the Authority advertised for proposals for qualified Lead Hazards Consultant to assist in carrying out a variety of LBP related activities; and

WHEREAS, seven (7) proposals were received and evaluated by staff and Health Science Associates (HSA) was judged to be one of the best qualified consultants; and

WHEREAS, Health Science Associates has been identified as the respondent who could provide the required services in a manner that was most advantageous to the Authority, cost and other factors considered; and

WHEREAS, HSA was retained as the Authority's Lead Hazards Stand-by Consultant and has performed promptly and effectively; and

WHEREAS, the stand-by contract funding limit has been reached and the Authority still needs consulting services on an, as needed basis; and

WHEREAS, unless this Amendment is approved the Authority will be unable to comply in a timely manner with statutory requirements in the management of lead hazards; and

WHEREAS, funding is available within the 1992, 1993 and 1994 Comprehensive Grant Program budgets.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute an Amendment to the existing Standby Lead Hazards contract with Health Science Associates

for an amount not-to-exceed $10,000 to continue providing LBP consulting services.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Assistant Legal Counsel

January 12, 1995
Date

Vice President Carpeneti moved to adopt the resolution and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution 4410 was UNANIMOUSLY ADOPTED.

(j) Resolution (j)

RESOLUTION PURSUANT TO CALIFORNIA HEALTH AND SAFETY SECTIONS 34278(a) AND 34311

WHEREAS, the San Francisco Housing Authority Commission ("Commission") wishes to exercise its responsibilities under Health and Safety Code Sections 34278(a) and 34311; and

WHEREAS, the Commission wishes to directly participate in all new hiring in advance of an offer of any employment by the Authority; and

WHEREAS, the Commission wishes to directly participate in each termination decision by the Authority both before any notice of intent to terminate is issued and before any termination is actually imposed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1) The Executive Director be put on notice that formal approval of the Commission is required prior to issuance of any offer to hire by the Authority to any proposed employee;

2) The Executive Director be put on notice that formal approval of the Commission is required prior to issuance of a Notice of Intent to terminate employment, to any Authority employee;

3) The Executive Director be put on notice that formal approval of the Commission is required prior to the termination of any Authority employee;

4) The Commission assume exclusive control over final decision making authority relating to the: (a) issuances of all offers of employment to perspective employees; (b) the issuance of all notices of intention to terminate any employee, and (c) the termination of any employee;

5) This Resolution amends any prior resolution, regulation, policy or procedure which otherwise imposes any different or conflicting provision, including, but not limited to:

   (a) Resolution No. 3749 (2/13/92), "Resolution approving revisions to San Francisco Housing Authority personnel policies and procedures"; and

   (b) The personnel policies and procedures thereby adopted; and

   (c) Resolution No. 4278 (6/23/94), "Resolution affirming at-will status of San Francisco Housing Authority management personnel and revision of procedures relating to suspension and termination of certain management employees".

6) This Resolution shall take effect immediately upon adoption.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Assistant Legal Counsel

January 12, 1995
Date

Commissioner Palega moved to table the resolution and Commissioner Allen seconded the motion. A roll call vote was taken:

Barbara R. Meskunas, **NO**
Richard Carpeneti, **NO**
Jan Allen, **YES**
Karen Huggins, **YES**
Hadie Redd, **NO**
Larry K. Lee, **YES**
Sululagi Palega, Sr., **YES**

Resolution (j) was TABLED BY MAJORITY VOTE.

Commissioner Palega moved to request that the Executive Director rescind his termination of Milt Reiterman, Labor Negotiator, and not terminate anyone else until the Commissioners consult with the Executive Director about the issues. Vice President Carpeneti seconded the motion.

Secretary Floresca questioned whether the motion was in order since it concerned staffing issues, and Resolution (j), which addressed this issue, was just tabled. Mr. Floresca asked whether the resolution also included his authority over consultants.

President Meskunas asked Ms. Blits if the motion was in order. Ms. Blits said that although this matter wasn't on the original agenda, it can be discussed under Government Code Section 54954.2 (b) (2), which allows for action on urgent matters that come to the attention of the commission after posting of the agenda. This code section requires two thirds vote of the Commission to determine an emergency need for immediate action. The matter can also be calendared on a future meeting agenda. But the first issue is whether there is a two thirds vote to place the matter on the agenda because of an emergency, Ms. Blits concluded.

Commissioner Huggins noted that Mr. Reiterman last year earned over $91,000 last year, and asked if this matter were added to the present agenda, then would the public be allowed to speak on the issue? Commissioner Huggins said that without the authority to "clean house," how can the Executive Director effectively perform his job?

Commissioner Allen said that Commission should respect the office of the Executive Director and allow Mr. Floresca to perform his duties, and furthermore, although others have been terminated, none other termination was deemed an "emergency," requiring intervention by the Commission board.

Commissioner Lee asked Ms. Blits for clarification about the procedural issue about re-visiting Resolution (j). President Meskunas said that procedurally the Commission would have to vote to re-consider the tabling of Resolution (j), then move to amend Resolution (j) to include personal services contract, thirdly, amend the resolution to strike the issue of hiring. Ms. Blits said that there may be a problem with public notice requirements should Resolution (j) be amended to add personal services contracts. Or, the Executive Director may want to postpone the termination until it can be put on a future agenda.

Commissioner Palega called for a cooperation of all so that the agency can focus on the business of serving the residents.

Vice President Carpeneti said that given the charges against the Executive Director, it is not an opportune time to fire labor negotiators.

Commissioner Redd asked whether Commissioner Palega's motion includes at-will employees, and said that it should include such employees. Commissioner Palega said that it did.

The vote on Commissioner Palega's motion was taken:

Barbara R. Meskunas, **YES**
Richard Carpeneti, **YES**
Jan Allen, **NO**
Karen Huggins, **NO**
Hadie Redd, **YES**
Larry K. Lee, **NO**
Sululagi Palega, Sr., **YES**

The motion to put on the present agenda under emergency auspices, a request for the Executive Director to rescind the letter of termination of Milt Reiterman, Labor Negotiator, FAILED to get the needed two thirds vote of the Commission to place it on the current Agenda.

Vice President Carpeneti asked Ms. Blits whether a motion to re-visit Resolution (j) was in order. Ms. Blits said that the two issues are separate and distinct: Commissioner Palega's motion was substantively different from a motion to re-visit Resolution (j). Vice President Carpeneti then moved to re-visit Resolution (j) and President Meskunas seconded the motion. Discussion then ensued about the merits of the resolution. Vice President Carpeneti said that the Executive Director could, under duress of the situation, hire and fire indiscriminately thereby possibly decimating the agency. Secretary Floresca asked for an example where he used his hiring/firing power outside of the service contract with Milt Reiterman. Vice President Carpeneti said that he understood that John Shanley, was re-assigned to his house; Mr. Floresca responded that Mr. Shanley is on special assignment regarding the Annual Report. Vice President Carpeneti called for a roll call vote:

Barbara R. Meskunas, **YES**
Richard Carpeneti, **YES**
Jan Allen, **NO**
Karen Huggins, **NO**
Hadie Redd, **YES**
Larry K. Lee, **NO**
Sululagi Palega, Sr., **NO**

The motion to re-visit Resolution (j) was DEFEATED.

President Meskunas then asked Ms. Blits whether the Commission could, with a two thirds vote, instruct the Executive Director to rescind his termination of Milt Reiterman. Ms. Blits said that the Commission cannot do anything further at this time without the matter being on the Agenda, but could calendar the matter for a future meeting.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Tiki Hadley, Coalition of Concerned Tenants
Mary Rodgers, Coalition of Concerned Tenants
Christine Neal, Coalition of Concerned Tenants
Christine Neal, Alemany
Brenda Stringer, Sunnydale
Babs Dow, Plaza
Tiki Hadley, Alemany
Waymond Nichols, Potrero Hill
Rosemary Ozan, Plaza
Jamooka, GASA
Jewell Green, Hunter's View
Jerry Abrams, Mission Dolores
Espinola Jackson
Jeff Branner
Malik Rahim
Jamooka, GASA
Hinton

13. EXECUTIVE SESSION: Executive Session was canceled.

14. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of January 12, 1995 adjourned at 9:21 p.m. by consensus. The next regular meeting has been scheduled for January 26, 1995 at 440 Turk Street.

Barbara R. Meskunas
President

Felipe M. Floresca
Secretary and Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

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January 18, 1995

PUBLIC NOTICE

A Special Executive (Closed) Session of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:30 p.m., Friday, January 20, 1995 at 440 Turk Street, San Francisco, California, for the following purposes:

1) Public Employee Discipline/Dismissal/Release:
Consider potential grounds for terminating the employment contract of the Executive Director, and possibly take action relating thereto, including approving a notice of contract termination stating the grounds and directing that it be served upon the Executive Director. If any such notice is to be served upon the Executive Director, consistent with the Executive Director's contract, the Commission will also identify possible corrective measures. (Government Code Section 54957 and 54954.5(e)).

2) Conference With Legal Counsel:
Existing Litigation, CORMC et al. v. San Francisco Housing Authority, et. al., U.S.D.C. No. C 95 0001 (SBA) (Government Code Sections 54956.9 (a), and 54954.5 (c)).

Barbara R. Meskunas
President

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

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January 20, 1995

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, January 26, 1995 at 440 Turk Street, San Francisco, California 94102.

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

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Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JANUARY 26, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, January 26, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

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2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

Special Meeting held December 21, 1994
Regular Meeting held January 12, 1995

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 07/14/94 as part of Resolution No. 4297. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS: None

11. NEW BUSINESS:

(a) Resolution - Resolution Authorizing the Executive Director to Enter into a Memorandum of Agreement Between the San Francisco Housing Authority and the Westbrook/Hunter's Point "A" East Resident Management Council to Afford the Residents the Opportunity to Manage the Laundry Facility at the Development

(b) Resolution - Resolution Approving Write-off of Vacated Tenant Accounts Receivable in the Amount of $114,989.99 for the Quarter Ending December 31, 1994

(c) Resolution - Resolution Authorizing the Executive Director to Negotiate and Enter into a Contract with Standard Insurance Company for Group Life Insurance in an Amount not to Exceed $22,470.00 for the Remainder of Fiscal Year 1994-95, and to Authorize Funding for Group Life Insurance Services Provided During the Bid Solicitation Process by Guarantee Mutual Life Company in an Amount not to Exceed $18,500.00

(d) Resolution - Resolution Authorizing the Executive Director to Execute a Purchase Order in the Amount of $100,000.00 in Order to Pay for Moving and Storage Services Provided by Oz Movers for the 1994-95 Fiscal Year

(e) Resolution - Resolution Authorizing the California Newspaper Service Bureau, Inc. to Arrange Advertisements for Proposals from Owners for the Moderate Rehabilitation Program in an Amount not to Exceed $15,000.00

(f) Resolution - Resolution Approving Amendment No. 22 to Section 8 Annual Contributions Contract No. SF-618 and Authorizing its Execution

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. ADJOURNMENT:

Felipe M. Floresca
Secretary and Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, January 26, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, January 26, 1995 at 4:12 p.m.

The meeting was called to order by President Meskunas.

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1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner *(arrived 4:30 p.m.)
Hadie Redd, Commissioner

A quorum was present

ABSENT: Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

ALSO PRESENT: Felipe M. Floresca, Executive Director
Debrenia F. Madison, Assistant Legal Counsel

Burk Delventhal, Deputy City Attorney, City and County of San Francisco

2. APPROVAL OF AGENDA:

President Meskunas announced the withdrawal of Resolution (d), requested by staff. Vice President Carpeneti moved to approve the Agenda as Amended and Commissioner Redd seconded the motion. The Amended Agenda was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Vice President Carpeneti moved to approve the Minutes of the Special Meeting held on December 21, 1994. Commissioner Redd seconded the motion. The Minutes of the

Special Meeting held December 21, 1994 were UNANIMOUSLY APPROVED. Commissioner Redd then moved to approve the minutes of the regular meeting held January 12, 1995 and Vice President Carpeneti seconded the motion. The Minutes of the Regular Meeting held January 12, 1995 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Allen requested a resolution for the next meeting to authorize the services of legal representation for the four Commissioners named on the CORMC lawsuit. President Meskunas suggested first getting an initial legal opinion of the appropriateness of such a resolution, and if so, the matter should be on the next agenda. Commissioner Allen announced a public forum about the proposed lease on February 28, with notices to be mailed next week.

President Meskunas announced that as a result of a Special Meeting held in Executive Session on January 20 and continued on January 24, 1995, the Commission has authorized the City Attorney to prepare a list of charges to the Executive Director regarding his performance.

5. REPORT OF SECRETARY:

Secretary Floresca said that the SFHA Commission will be honoring Clarence Williams and Frank Holman, the fire heroes of the fire on Saturday, January 21, 1995 at Hunter's Point; they saved three children and their mother. The two will be honored at the February 9, 1995 Commission meeting. Secretary Floresca then read the following:

"This morning I attended a video conference at the HUD local office concerning the changes taking place in public housing which will have a profound impact on residents and housing authorities. Over 50 cities were linked into this conference and heard HUD Secretary Henry Cisneros talk about the future of public housing. A document entitled: A PLACE TO LIVE IS THE PLACE TO START was distributed. There are copies of this document on the public distribution table in the back of this room.
Housing authorities will be drastically changed. According to HUD's proposal, more and more public housing funding will be going to the State and City. Residents will eventually receive "rental assistance certificates" which they will be able to use to remain in public housing or move to other subsidized housing or the private market.
What this simply means is that the San Francisco Housing Authority and other housing authorities will have to compete for funds and for the right to maintain the rent roll of public housing residents. Housing authorities will either become more efficient or lose both funding and residents. This will not become a reality in the next couple of months; but is planned to be executed over the next two to three years. Being ready and prepared for these changes start now. The Commission and residents will have the task of making these changes work to the advantage of public housing in San Francisco."

6. COMMITTEE REPORT:

There were no committee reports.

7. REPORT OF COUNSEL:

Ms. Madison said that there were no new matters to report.

8. TENANT REPRESENTATIVE REPORT:

Juanita Marshall, PHTA, reported that the next elections will be held February 8, 1995, 11 a.m. to 2 p.m. Ms. Marshall called for tenant unity.

There was no representative present from the Senior/Disabled Citywide Council.

9. PUBLIC COMMENT ON AGENDA ITEMS: None

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. OLD BUSINESS: None

11. NEW BUSINESS:

(a) Resolution 4411

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF AGREEMENT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE WESTBROOK/ HUNTERS POINT "A" EAST RESIDENT MANAGEMENT COUNCIL (UJAMAA) TO AFFORD THE RESIDENTS THE OPPORTUNITY TO MANAGE THE LAUNDRY FACILITY AT THE DEVELOPMENT

WHEREAS, the San Francisco Housing Authority wishes to promote and endorse economic development opportunities for the residents that live in public housing; and

WHEREAS, the Westbrook/ Hunters Point "A" East Management Council is the duly elected representative group of the Hunter's View Development; and

WHEREAS, the residents of Westbrook/ Hunters Point "A" East and the San Francisco Housing Authority have written a Memorandum of Agreement to afford the residents the

opportunity to manage the laundry facility;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute the Memorandum of Agreement (Attachment A) between the San Francisco Housing Authority and the Westbrook/ Hunters Point "A" East Resident Management Council, under the conditions indicated in the Memorandum of Agreement, toward the mutual goal of economic development for residents.

2. The Executive Director is authorized to take the appropriate steps to implement the Memorandum of Agreement.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Assistant Legal Counsel

January 26, 1995
Date

Vice President Carpeneti moved to adopt Resolution No. 4411 and Commissioner Allen seconded the motion. Commissioner Redd asked for details about resident management of the facility. Secretary Floresca said that the MOU is similar to others, and UJAMAA has given great care to the planning of the proposal. Commissioner Huggins asked whether passage of this resolution would in any way jeopardize the defense of the four Commissioners against the CORMC lawsuit. Deputy City Attorney Delventhal said that at the moment, he could not see how passage of the resolution would impair the ability of the City Attorney to defend against the lawsuit. Commissioner Huggins moved to table the resolution and Commissioner Allen seconded the motion. The vote was:

AYES: Jan Allen, Commissioner
Karen Huggins, Commissioner

NAYS: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner

The motion to table FAILED. Vice President Carpeneti queried whether laundry facilities have been successful as a first business venture in other developments. Secretary Floresca replied in the affirmative. Other discussion ensued. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Hadie Redd, Commissioner

NAYS: None

ABSTAIN: Karen Huggins, Commissioner

ABSENT: Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

Resolution 4411 was PASSED.

(b) Resolution No. 4412

RESOLUTION APPROVING WRITE-OFF OF VACATED TENANT ACCOUNTS RECEIVABLE IN THE AMOUNT OF $114,989.99 FOR THE QUARTER ENDING DECEMBER 31, 1994

WHEREAS, HUD Handbook 7511.1 Chapter 11, Section 1 details procedures relative to the write-off of Tenant Accounts Receivable and the San Francisco Housing Authority has complied with these procedures; and

WHEREAS, the Handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by the Board of Commissioners; and

WHEREAS, the Board of Commissioners is authorized by Resolution No. 2784, dated February 27, 1986, to write-off vacated accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The vacated accounts are approved for write-off as follows:
For the first quarter of Fiscal Year 1994-1995 Debit Balance of $114,989.99

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Assistant Legal Counsel

January 26, 1995
Date

Vice President Carpeneti moved to adopt Resolution No. 4412 and Commissioner Redd seconded the motion. Barry Stewart, Director of Finance, gave a report. Jim Williams, Director of Housing Management, also explained the figures. Commissioner Redd urged staff to take efforts to collect back rent from those evicted or who have skipped on past due rent. Vice President Carpeneti said that he counted eight accounts with balances over five thousand dollars, fifteen over two thousand dollars and asked whether these accounts have any legal status. Other discussion continued. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	None
ABSENT:	Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner

Resolution No. 4412 was UNANIMOUSLY ADOPTED.

(c) Resolution No. 4413

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH STANDARD INSURANCE COMPANY FOR GROUP LIFE INSURANCE IN AN AMOUNT NOT TO EXCEED $22,470.00 FOR THE REMAINDER OF FISCAL YEAR 1994-95, AND TO AUTHORIZE FUNDING FOR GROUP LIFE INSURANCE SERVICES PROVIDED DURING THE BID SOLICITATION PROCESS BY GUARANTEE MUTUAL LIFE COMPANY IN AN AMOUNT NOT TO EXCEED $18,500.00

WHEREAS, the Authority maintains a group life insurance policy as part of the benefits package stipulated by labor agreements with its administrative and custodial employees; and

WHEREAS, the Authority solicited group life insurance proposals in full and open competition and in accordance with procurement regulations at 24 CFR, Part 85.36;

WHEREAS, the Authority received proposals from Guarantee Mutual life Company, ITT Hartford Life Insurance Company, Standard Insurance Company, and Safeco Life Insurance Company, either directly or through an insurance broker, in response to the solicitation; and

WHEREAS, the Authority evaluated the proposals received in accordance with the criteria

published in the solicitation, and determined that Standard Insurance Company is the respondent that can provide the required services in a manner that is most advantageous to the Authority, with cost and other factors considered; and

WHEREAS, in accordance with procurement regulations at 24 CFR, Part 85.36, the Authority should award a contract to Standard Insurance Company; and

WHEREAS, services for group life insurance coverage were provided during the bid solicitation process by Guarantee Mutual Life Company; and

WHEREAS, funding for the services described herein has been approved as part of the Authority's operating budget for fiscal year 1994-95;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and enter into a contract with Standard Insurance Company for group life insurance in an amount not to exceed $22,470.00 for the remainder of fiscal year 1994-95, a seven (7) month period commencing March 1, 1995 and ending September 30, 1995.

2. The Executive Director is authorized to provide funding for Guarantee Mutual Life Company in an amount not to exceed $18,500.00 for group life insurance services provided during the bid solicitation process, a five (5) month period commencing October 1, 1994 and ending February 28, 1995.

3. This Resolution shall be effective immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Assistant Legal Counsel

January 26, 1995
Date

Commissioner Redd moved to adopt Resolution No. 4413 and Vice President Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Hadie Redd, Commissioner

NAYS: None

ABSENT: Karen Huggins, Commissioner(excused herself before the vote)
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

Resolution No. 4413 was UNANIMOUSLY ADOPTED.

(d)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER IN THE AMOUNT OF $100,000.00 IN ORDER TO PAY FOR MOVING AND STORAGE SERVICES PROVIDED BY OZ MOVERS FOR THE 1994-95 FISCAL YEAR

WHEREAS, the San Francisco Housing Authority conducted a solicitation for moving and storage services in full and open competition per Request of Proposals number 014-94 in accordance with procurement regulations under 24 CFR, Part 85.36; and

WHEREAS, by Resolution No. 4251 dated May 12, 1994, the Commission awarded OZ Movers, a minority owned business, the moving and storage contract; and

WHEREAS, in order to effect eviction actions at an optimum rate for the 1994-95 fiscal year, the Authority must utilize the services of a moving and storage company; and

WHEREAS, in order to pay for said moving and storage fees, an approved purchase order number must be assigned to this vendor; and

WHEREAS, funding for the services described herein is available from the Authority's operating budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. The Executive Director is authorized to execute payment to OZ Movers for moving and storage services for the Authority's eviction actions for the 1994-95 fiscal year in an amount not to exceed $100,000.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Assistant Legal Counsel

January 26, 1995
Date

This resolution was withdrawn before commencement of the meeting.

(e) Resolution No. 4414

RESOLUTION AUTHORIZING THE CALIFORNIA NEWSPAPER SERVICE BUREAU, INC. TO ARRANGE ADVERTISEMENTS FOR PROPOSALS FROM OWNERS FOR THE MODERATE REHABILITATION PROGRAM IN AN AMOUNT NOT TO EXCEED $15,000.00

WHEREAS, the Housing Authority desires to accept proposals from owners for funding available under the Moderate Rehabilitation Program; and

WHEREAS, the Section 8 Moderate Rehabilitation Program requires the publication of the advertisement in a newspaper of general circulation twice per week for three consecutive weeks, and advertise in newspapers that publish in Spanish, Chinese, Vietnamese and Russian, as well as the Sun Reporter; and

WHEREAS, the cost of publishing said advertisement for the above stated period is estimated not to exceed $15,000.00; such cost is provided for in the preliminary fees appropriated along with this allocation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to engage the services of California Newspaper Service Bureau, Inc. for said advertisement in an amount not to exceed $15,000.00.

2, This Resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Assistant Legal Counsel

January 26, 1995
Date

Vice President Carpeneti moved to adopt Resolution No. 4414 and Commissioner Redd seconded the motion. Commissioner Allen asked about the funding source of this resolution. Larry Andrews, Director of Leased Housing, gave a background report. The vote was taken:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Hadie Redd, Commissioner
NAYS:	None
ABSENT:	Karen Huggins, Commissioner (returned at conclusion of vote) Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner

Resolution No. 4414 was ADOPTED.

(f) Resolution No. 4415

RESOLUTION APPROVING AMENDMENT NO. 22 TO SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618 AND AUTHORIZING ITS EXECUTION

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with the programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on January 3, 1995, the U.S. Department of Housing and Urban Development notified the San Francisco Housing Authority that an amendment to the Annual Contributions Contract for the Moderate Rehabilitation Program was necessary to reflect the redistribution of units for Project No. CA39-K001-007, and

WHEREAS, the execution and the content of the Annual Contributions Contract must be approved by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority approves and accepts the Amendment to the Annual Contributions Contract. The Executive Director is hereby authorized and directed to execute three counterparts of the Amendment and the Secretary is hereby authorized to impress and attest the official seal of the San Francisco Housing Authority on each such counterpart and to forward such executed

counterparts, or any of them, to the U.S. Department of Housing and Urban Development.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Assistant Legal Counsel

January 26, 1995
Date

Commissioner Redd moved to adopt Resolution No. 4415 and Vice President Carpeneti seconded the motion. Commissioners Allen and Carpeneti asked for clarification of the resolution. Mr. Andrews answered their questions. Commissioner Allen asked for a staff person to explain the particulars of the Section 8 contract requirements and Mr. Andrews said that he would be happy to meet with the Commissioner. The vote was taken:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

NAYS: None

ABSENT: Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

Resolution No. 4415 was UNANIMOUSLY ADOPTED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Christine Neal, Alice Griffith
Malik Rahim
Chalise Carter
Julius Poole
Marcia Gaines, Hayes Valley South
Jeff Branner, Bernal
Kathy Perry, COPE Program

13. EXECUTIVE SESSION: Executive Session was not scheduled.

14. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of January 26, 1995 adjourned at 6:12 p.m. by consensus. The next regular meeting has been scheduled for February 9, 1995 at 440 Turk Street.

Barbara R. Meskunas
President

Felipe M. Floresca
Secretary and Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

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February 1, 1995

PUBLIC NOTICE

A Special Executive (Closed) Session of the Commission of the Housing Authority of the City and County of San Francisco will be held at 3:00 p.m., Friday, February 3, 1995 at 440 Turk Street, San Francisco, California, for the following purpose:

1) Anticipated Litigation, one case.

Conference with legal counsel and possible settlement of issues which could result in litigation. (Government Code Sections 54956.9(b)(1) and 54954.5(c)).

In the event a settlement agreement is reached on all matters at issue, the Commission will deliver to the public a written description of the action taken, in the lobby of the San Francisco Housing Authority at 440 Turk Street, at the close of the meeting, pursuant to Government Code Section 54957.1.

Barbara R. Meskunas
President

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

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February 4, 1995

PUBLIC NOTICE

A Special Executive (Closed) Session of the Commission of the Housing Authority of the City and County of San Francisco will be held at 8:30 a.m. Tuesday, February 7, 1995 at 440 Turk Street, San Francisco, California, for the following purposes:

1) Public Employment/Public Employee Appointment:

To appoint a temporary Executive Director and consider future appointment of a non-temporary Executive Director. (Government Code Sections 54957 and 54954 (e).)

Barbara R. Meskunas
President

A FULL SET OF DOCUMENTS TO BE CONSIDER BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

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February 3, 1995

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, February 9, 1995 at 440 Turk Street, San Francisco, California 94102.

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, FEBRUARY 9, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, February 9, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

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2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 07/14/94 as part of Resolution No. 4297. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

(a) Resolution - Resolution Authorizing the Executive Director to Enter into a Memorandum of Agreement Between the San Francisco Housing Authority and the Westbrook/Hunter's Point "A" East Resident Management Council (UJAMAA) to Afford the Residents the Opportunity to Manage the Laundry Facility at 763 Jerrold Street in the Hunter's Point "A" East Development

(b) Resolution - Resolution Authorizing the Executive Director to enter into a contract with Health Science Associates (HSA) to Provide Lead-based Paint (LBP) and Asbestos Abatement Consulting Services for the Housing Authority Pursuant to the Abatement Activities at the CAL 1-1, Holly Court Family Development for an Amount Not-to-Exceed $145,686.00

(c) Resolution - Resolution Authorizing the Executive Director to Enter into a Contract with D & D, the Elevator Company for the Modernization of Elevator Located at Development CAL 1-30a, 462 Duboce Street in the Amount of $29,433.00

(d) Resolution - Resolution Authorizing the Executive Director to Enter into a Contract with SCA Environmental, Inc. (SCA) to Provide Asbestos Consulting Services for the San Francisco Housing Authority Pursuant to the Abatement Activities at Four Developments for an Amount Not-to-Exceed $366,396.00

(e) Resolution - Resolution Authorizing the Employment of Separate Legal Counsel for Commissioners Named Individually in the Complaint for Damages and Injunctive Relief, C 95 0001 SBA, Filed by the Council of Resident Management Corporations of San Francisco Against the San Francisco Housing Authority Commission and Individual Commissioners

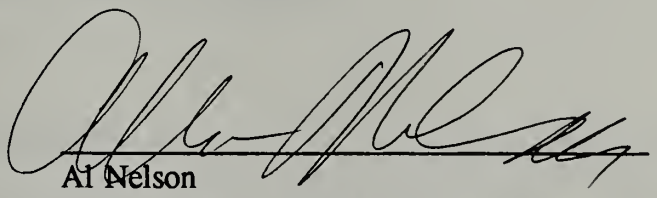
(f) Resolution - Resolution for the Approval of the San Francisco Housing Authority's Demolition/Disposition Application and its Submission to HUD Which Includes the Plan to Demolish 294 Units of Public Housing At Hayes Valley North CAL

1-18(7) and Hayes Valley South CAL 1-18(7), the Replacement Housing Plan, the Relocation Plan and Certification that the Authority will Follow all Pertinent Regulations in Section 187 of the Housing Act of 1937 and Any Amendments Thereafters

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION: None is scheduled.

14. ADJOURNMENT:



Al Nelson
Chief of Staff and Operations

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, February 9, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, February 9, 1995 at 4:46 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

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PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Hadie Redd, Commissioner

A quorum was present

ALSO PRESENT: Ted Dienstfrey, Interim Secretary/Executive Director
Debrenia F. Madison, Assistant Legal Counsel

Marie Corlett Blits, Deputy City Attorney, City and County of San Francisco

2. APPROVAL OF AGENDA:

Commissioner Redd moved to approve the Agenda and Vice President Carpeneti seconded the motion. Commissioner Huggins asked about some resolution items she had requested, and President Meskunas said that John Shanley, SFHA State and Governmental Affairs Director, had responded to the requests in his last follow-up report. The Agenda was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Vice President Carpeneti moved to approve the Minutes. Commissioner Redd seconded the motion. The Minutes were PASSED with one abstention by Commissioner Huggins.

4. GENERAL COMMUNICATIONS:

President Meskunas reported that at a February 3, 1995 Closed Executive Session, the SFHA Commission and the former Secretary/Executive Director, Felipe M. Floresca, agreed on his resignation as Executive Director effective immediately; that Mr. Floresca would assist in the transition of the position of Executive Director, and with funding requests for projects. Compensation would be consistent with Mr. Floresca's existing employment contract through April 15, 1996, President Meskunas said. President Meskunas stated that the vote for the agreement was: AYES: Jan Allen, Karen Huggins, Larry Lee, Barbara Meskunas, Sululagi Palega, Sr., Hadie Redd. NAY: Richard Carpeneti who agreed with the action taken, but thought the amount of compensation too high. President Meskunas then reported that a second Closed Executive Session was held on February 7, 1995; Ted Dienstfrey was appointed temporary Acting Executive Director of SFHA. Mr. Dienstfrey is currently the Director of the Mayor's Office of Housing, the Commissioner said. The vote was: AYES: Richard Carpeneti, Karen Huggins, Hadie Redd, Larry Lee, Barbara Meskunas, Sululagi Palega, Sr. ABSENT: Jan Allen. Mr. Albert Nelson will continue in his current position as Chief of Staff/Operations, President Meskunas said. President Meskunas then asked if Mr. Dienstfrey would like to say a few words.

Mr. Dienstfrey made the following statements: "I would like to tell you why I have agreed to become your temporary acting Executive Director. First, since the Mayor's Office of Housing and the SFHA are working together in redeveloping Hayes Valley, in developing "supportive" housing, and in building replacement housing for the HOPE VI rebuilding, learning more would help develop these jointly when I return to the Mayor's Office. Secondly, as an analyst I wanted the opportunity to try to understand an organization as complicated and troubled as the SFHA. And third, I hoped that as an outsider with no particular axe to grind, I could see certain opportunities that might help the SFHA in this time of trouble. My initial reaction to the SFHA is that I have never been in a situation where there is so much mutual mistrust. From the neighbors, the residents, the staff and the Commission there is not a great deal of trust or goodwill. Everyone wants to cite rules and regulations. We all talk of our rights without much talk of our individual responsibility. We all seem eager to cast the first stone. At this time, I have no idea how we can build the mutual trust and mutual respect that will be necessary to improve the physical and social environment of the residents. I have no idea how we can earn mutual trust and mutual respect; but without it, regardless of the rules, we will fail."

President Meskunas next announced the award of 1.2 million dollars for the Youth Apprenticeship Program; also, a new PHTA Board was elected February 8, 1995; lastly, funds have been identified for continuation of the Bernal Dwellings tutorial program.

Commissioner Huggins said that she met with Felipe Floresca today, and at his request, Commissioner Huggins then read a statement written by Mr. Floresca on February 3,

1995 about his resignation. Commissioner Huggins next announced that she and nine residents attended a February 17 - 20 lead abatement training course and that she is now certified in lead-based paint abatement. The following week Commissioner Huggins said that she attended and passed a lead-based paint trainer course. Commissioner Huggins then made several community announcements.

Commissioner Lee asked Michael Wong, Acting Affirmative Action Officer, to give a report about a recent S. F. Human Rights Commission meeting they attended. Mr. Wong reported on the meeting which focused on integration issues in public housing.

President Meskunas said that the Occupancy Policy will be on the next meeting Agenda, and urged all Commissioners to diligently read it, and that it must be submitted to HUD by April with resident and Commission comments.

Commissioner Huggins and Commissioner Allen then discussed the proposed lease.

5. **REPORT OF SECRETARY:** (given under General Communications)

6. **COMMITTEE REPORT:**

Vice President Carpeneti reported that the Site and Design Committee met and unanimously recommended Resolutions (b), (c), (f) for Commission passage, but Resolution (d) was passed by a two to one vote. The next Site and Design will be at 3:00 p.m. on February 23, 1995.

There were no Finance or Health and Safety Committee meetings. There was discussion about the two committees being scheduled soon for meetings.

7. **REPORT OF COUNSEL:** Ms. Madison said that there were no new matters to report.

8. **TENANT REPRESENTATIVE REPORT:**

Juanita Marshall, PHTA, reported that elections were held February 8, 1995. Ms. Marshall said that the Haight Asbury Clinic is closing due to lack of funds, and asked if SFHA can write a grant. President Meskunas replied that the 1992 DEP Grant allowed for recovery services, but the '93 and '94 Grants do not permit such expenditures, and she does not have the final figures about whether there is any residual money from the '92 Grant for recovery services.

Rosemary Ozan introduced the new PHTA Board: Juanita Marshall, President; Christine Neal, Vice President; Starr Williams, Recording Secretary; Renee Hillman, Correspondence Secretary; Paulette Spencer, Treasurer; Mary Jones, Parliamentarian. Interim Secretary Dienstfrey then swore in the new officers of the Board. President Meskunas announced that the election had been monitored by Gertrude Mays, SFHA

Educational Coordinator. The President then read a letter from Office of Neighborhood Initiatives: "Dear Ms. Marshall, on behalf of the SFHA Commission I take this opportunity to officially acknowledge the successful completion of the PHTA election and to congratulate you as the new President of PHTA. I know that you will take your position very seriously. Your residents, by electing you, have delegated to you their authority to make decisions which profoundly affect their quality of life. The progress of PHTA this year will largely depend on the dedication of you and your other new officers. This Commission stands ready to support your efforts, as does the entire staff of SFHA. We wish you the best and look forward to working with you throughout the coming year. The Office of Neighborhood Initiatives commits to assisting you in the integration process. We all wish you well; if you have any questions, please feel free to call the Director of Neighborhood Initiatives. Congratulations." Derrald Etheley, Director of Neighborhood Initiatives, then said a few words.

There was no representative present from the Senior/Disabled Citywide Council.

9. PUBLIC COMMENT ON AGENDA ITEMS:

Ann Ingles, Hayes Valley
Malik Rahim, Non-resident - Marcia Gaines, Hayes Valley
Malik Rahim, Non-resident - Cecelia Shepard, Hayes Valley
Malik Rahim, Non-resident - Babs Dow, Plaza
Malik Rahim, Non-resident - Christine Neal, Alice Griffith
Malik Rahim, Non-resident - Paulette Spencer, Potrero Hill
Malik Rahim, Non-resident - Chester Meadows, Hayes Valley
Malik Rahim, Non-resident - Carrie Rothschild, Plaza East
Malik Rahim, Non-resident - Rosemary Ozan, Plaza
Malik Rahim, Non-resident - Cora Washington, Plaza
Malik Rahim, Non-resident - Jeff Branner, Bernal
Malik Rahim, Non-resident - Waymond Nichols, Potrero
Malik Rahim, Non-resident - Renee Hillman, Potrero Annex
Malik Rahim, Non-resident - Mary Jones, Westside
Robert Noel, CORMC Attorney
Malik Rahim, Non-resident - (was given 2.5 minutes by Robert Noel)
Malik Rahim, Non-resident
Ace Washington, Non-resident
Louise Vaughn, Non-resident

10. OLD BUSINESS: None

11. NEW BUSINESS:

Resolution (a)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF AGREEMENT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE WESTBROOK/ HUNTERS POINT "A" EAST RESIDENT MANAGEMENT COUNCIL (UJAMAA) TO AFFORD THE RESIDENTS THE OPPORTUNITY TO MANAGE THE LAUNDRY FACILITY AT 763 JERROLD STREET IN THE HUNTERS POINT "A" EAST DEVELOPMENT

WHEREAS, the San Francisco Housing Authority wishes to promote and endorse economic development opportunities for the residents that live in public housing; and

WHEREAS, the Westbrook/ Hunters Point "A" East Resident Management Council is the duly elected representative group of the Westbrook/ Hunter's Point "A" East Development; and

WHEREAS, the residents of Westbrook/ Hunters Point "A" East and the San Francisco Housing Authority have written a Memorandum of Agreement to afford the residents the opportunity to manage the laundry facility at 763 Jerrold Street;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute the Memorandum of Agreement (Attachment A) between the San Francisco Housing Authority and the Westbrook/ Hunter's Point "A" East Resident Management Council, under the conditions indicated in the Memorandum of Agreement, toward the mutual goal of economic development for residents.

2. The Executive Director is authorized to take the appropriate steps to implement the Memorandum of Agreement.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

February 9, 1995
Date

Commissioner **Redd** moved to adopt Resolution (a) and Vice President Carpeneti seconded the motion. Commissioner Huggins stated that she would abstain from voting due to the CORMC/Hunter's Point lawsuit which individually named four Commissioners, including Commissioner Huggins. A voice vote was taken. Marie Blits, Deputy Attorney, City and County of San Francisco, was asked to address the issue of whether four individually named Commissioners being sued can vote on CORMC-related items on the agenda. Ms. Blits said that the lawsuit does not appear to raise questions of the Brown Act or pose a conflict of interest problem. The named Commissioners can vote or abstain, per individual predilection. If an individual Commissioner believes that s/he has a conflict or cannot fairly decide the motion, then s/he can abstain. If such abstention renders the Commission ineffectual, however, the Commission must take another course of action. The Commission is required under State law to continue operations, and, therefore, it might review the continuing membership of the abstaining member, advised Ms. Blits. Other discussion ensued. A roll call vote was taken:

Richard Carpeneti, **YES**
Hadie Redd, **YES**
Jan Allen, **ABSTAIN**
Karen Huggins, **ABSTAIN**
Larry Lee, **ABSTAIN**
Sululagi Palega, Sr., **ABSTAIN**
Barbara Meskunas, **YES**

Resolution (a) FAILED. Attachment A is filed in the Formal Minutes Book.

Resolution No. 4416

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH HEALTH SCIENCE ASSOCIATES (HSA) TO PROVIDE LEAD-BASED PAINT (LBP) CONSULTING SERVICES FOR THE HOUSING AUTHORITY PURSUANT TO ABATEMENT ACTIVITIES AT THE CAL 1-1, HOLLY COURTS FAMILY DEVELOPMENT FOR AN AMOUNT NOT-TO-EXCEED $ 145,686.00

WHEREAS, in July 1993, the Authority advertised for proposals for qualified Lead Hazards Consultant to assist in carrying out various LBP related activities.

WHEREAS, seven (7) proposals were received and evaluated by staff and Health Science Associates (HSA) was judged to be one of the best qualified consultants; and

WHEREAS, Health Science Associates has been identified as the respondent who can provide the required services in a manner that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, HUD requires the complete abatement of LBP in any family development where

a comprehensive modernization project is planned; and

WHEREAS, The Commission has already approved the Holly Courts Comprehensive Modernization Project which includes LBP abatement and removal of defective floor tiles containing asbestos; and

WHEREAS, HUD and HARRG mandate oversight, inspection, and clearance testing for LBP projects in family developments constructed before 1978; and

WHEREAS, the Authority recognizes the need for consulting services to oversee, inspect, monitor and conduct clearance tests for the LBP and Asbestos abatement related activities; and

WHEREAS, HSA has proposed a fee not-to-exceed $145,686.00 to complete this effort; and

WHEREAS, this fee is reasonable for the work involved and is within the funding available in the 1994 Comprehensive Grant Program budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract for said work with Health Science Associates in an amount not-to-exceed $145,686.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

February 9, 1995
Date

Vice President Carpeneti moved to adopt Resolution No. 4416 and Commissioner Redd seconded the motion. Discussion ensued about a possible of conflict of interest issue for Commissioner Huggins. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4416 was UNANIMOUSLY ADOPTED.

Resolution No. 4417

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH D & D, THE ELEVATOR COMPANY FOR THE MODERNIZATION OF ELEVATOR LOCATED A DEVELOPMENT CAL 1-30a, 462 DUBOCE STREET IN THE AMOUNT OF $29,433.00

WHEREAS, on November 30, 1994, the Authority advertised for bids for the Modernization of Elevator at housing development CAL 1-30, 462 Duboce Street; and

WHEREAS, on January 10, 1995, four (4) bids were received as follows:

	Bidder	Bid Amount
1.	D & D, The Elevator Company	$29,433.00
2.	Hy-Tech Elevator Services	30,848.00
3.	Standard Elevator Company, Inc.	33,490.00
4.	Imperial Elevator Com[any, Inc.	36,928.00

WHEREAS, the authority has evaluated the low bid and determined that D & D, The Elevator Company is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the 1992 Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to D & D, The Elevator Company in the amount of $29,433.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

February 9, 1995
Date

Commissioner Redd moved to adopt Resolution No. 4417 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4417 was UNANIMOUSLY ADOPTED.

Resolution (d)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH SCA ENVIRONMENTAL, INC., (SCA) TO PROVIDE ASBESTOS CONSULTING SERVICES FOR THE SAN FRANCISCO HOUSING AUTHORITY PURSUANT TO THE ABATEMENT ACTIVITIES AT FOUR DEVELOPMENTS FOR AN AMOUNT NOT-TO-EXCEED $ 366,396.00

WHEREAS, in August 1993, the Authority advertised for proposals for qualified Asbestos Hazards Consultant to assist in developing and implementing a Comprehensive Asbestos Hazards Management Program (CAHMP); and

WHEREAS, eight (8) proposals were received and evaluated by staff and SCA Environmental, Inc. (SCA) was judged to be the best qualified consultant; and

WHEREAS, The Commission has already approved SCA as the firm to provide asbestos consulting services for the CAHMP and as Standby Consultant; and

WHEREAS, the Authority recognizes the need for consulting services to prepare specifications and bid documents; review and approve abatement plans; oversee and inspect the abatement project; and conduct air quality monitoring and clearance tests for the asbestos

abatement related activities; and

WHEREAS, SCA has been identified as the respondent who can provide the required services in a manner that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, SCA has committed to utilizing resident services in the performance of this contract; and

WHEREAS, SCA has proposed a fee not-to-exceed $ 366,396.00 to complete this effort; and

WHEREAS, this fee is reasonable for the work involved and is within the funding available in the 1992-1993 Comprehensive Grant Program budgets.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract for said work with SCA Environmental in an amount not-to-exceed $ 366,396.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

February 9, 1995
Date

Commissioner Lee moved to table Resolution (d) and Commissioner Huggins seconded the motion. A roll call vote was taken:

Richard Carpeneti, **NO**
Jan Allen, **YES**
Karen Huggins, **YES**
Hadie Redd, **NO**
Larry Lee, **YES**
Sululagi Palega, Sr., **YES**
Barbara Meskunas, **NO**

Resolution (d) was TABLED.

Resolution (e)

RESOLUTION AUTHORIZING THE EMPLOYMENT OF SEPARATE LEGAL COUNSEL FOR COMMISSIONERS NAMED INDIVIDUALLY IN THE COMPLAINT FOR DAMAGES AND INJUNCTIVE RELIEF, C 95 0001 SBA, FILED BY THE COUNCIL OF RESIDENT MANAGEMENT CORPORATIONS OF SAN FRANCISCO AGAINST THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION AND INDIVIDUAL COMMISSIONERS

WHEREAS, Commission Resolution No. 4342 adopted on December 22, 1994 rescinded authorization for the Executive Director to enter into a Memorandum of Understanding with the Council of Resident Management Corporations of San Francisco, Inc. (CORMC); and

WHEREAS, this Commission action was challenged by CORMC in a Complaint for Damages and Injunctive Relief filed in the United States District Court for the Northern District of California, C95 0001 SBA and named as defendants, Jan Allen, individually and as Commissioner; Karen Huggins, individually and as Commissioner; Sululagi Palega, Sr., individually and as Commissioner, Larry K. Lee, individually and as Commissioner, San Francisco Housing Authority Commission; and San Francisco Housing Authority; and

WHEREAS, the Commission pursuant to Health and Safety Code Section 34279 engaged the City Attorney to defend the Commission in this lawsuit; and

WHEREAS, the Commission is interested in exploring the possible retention of separate legal counsel for the individually named Commissioners in this lawsuit and the City Attorney has stated that separate retention would not jeopardize the defense of the Commission as a whole in the CORMC lawsuit; and

WHEREAS, Housing Authority procurement procedures would require that any legal counsel to be considered must be on the approved list of outside counsel obtained pursuant to RFQ #034-93 and a budget for their legal services exceeding $10,000 must be approved by the Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Each individually named Commissioner in the CORMC lawsuit, Commissioners Allen, Huggins, Palega and Lee, is authorized to examine the approved list of outside counsel referred to above and make a recommendation back to the governing board, of any counsel that the individual commissioner thinks would be appropriate to represent all of the individually named commissioners.

2. The cost of any such proposed outside counsel will not exceed $10,000.

3. No outside counsel may be employed by the commissioners without the approval of the governing board.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

February 9, 1995
Date

Commissioner Huggins moved to adopt Resolution (e) and Commissioner Lee seconded the motion. Discussion followed. Vice President Carpeneti asked Ms. Blits whether the four named Commissioners are being represented by the City Attorney's Office, and whether there is a conflict of interest should these four Commissioners vote for Resolution (e). Ms. Blits replied that the four Commissioners are being represented by the City Attorney's Office. Should they seek private counsel, individually or collectively, and SFHA is to pay for private counsel, the Commission must approval private counsel and set parameters of funding, Ms. Blits said. There is no conflict of interest for the four named Commissioners to vote on this issue, Ms. Blits continued. If, however, an individual Commissioner believes that s/he has a conflict or cannot fairly decide the motion, then s/he can abstain. If, by doing so, the individual Commissioner cannot conduct Commission business, then the Commission must decide on another course of action so that business can be conducted, advised Ms. Blits. Other discussed ensued about whether the Resolution specified a $10,000.00 limit and other details. President Meskunas asked Barry Stewart, Director of Finance, about the funding source. Mr. Stewart said that there is no funding source for payment of private counsel, and would have to be transferred from, perhaps, over-budgeted line items in the Operating Budget. Commissioner Allen discussed issues of liability insurance and what she had learned from HUD. Ms. Blits said that she would speak to Joyce Roberson, HUD, to ascertain issues of regulations and other matters.

Commissioner Allen moved to table Resolution (e) and Vice President Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: Sululagi Palega, Sr., Commissioner

A roll call vote was then requested:

Richard Carpeneti, **YES**
Jan Allen, **YES**
Karen Huggins, **YES**
Hadie Redd, **YES**
Larry Lee, **YES**
Sululagi Palega, **NO**
Barbara Meskunas. **YES**

Resolution (e) was TABLED. Commissioner Lee asked whether there is an insurance policy with liability coverage. Debrenia Madison, Assistant Legal Counsel, agreed to verify this matter.

Resolution No. 4418

RESOLUTION FOR THE APPROVAL OF THE SAN FRANCISCO HOUSING AUTHORITY'S DEMOLITION/DISPOSITION APPLICATION AND ITS SUBMISSION TO HUD WHICH INCLUDES THE PLAN TO DEMOLISH 294 UNITS OF PUBLIC HOUSING AT HAYES VALLEY NORTH CAL 1-18(7) AND HAYES VALLEY SOUTH CAL 1-18(7), THE REPLACEMENT HOUSING PLAN, THE RELOCATION PLAN AND CERTIFICATION THAT THE AUTHORITY WILL FOLLOW ALL PERTINENT REGULATIONS IN SECTION 187 OF THE HOUSING ACT OF 1937 AND ANY AMENDMENTS THEREAFTER

WHEREAS, the San Francisco Housing Authority's (Authority) Commission has previously approved Resolution 4848, authorizing the Executive Director to enter the Hayes Valley Disposition/Development Agreement and a Land Lease Agreement with McCormack Barron and Related Companies of California; and

WHEREAS, the Authority's Commission previously approved Resolution 4400 on December 22, 1994, authorizing the Executive Director to begin the 45 day public review period of the Hayes Valley Disposition/Development Application; and

WHEREAS, the public review period for the Hayes Valley Demolition/Disposition ended on February 6, 1995; and

WHEREAS, the Authority must comply with certain provisions of Section 187 of the Housing Act of 1937 as amended by Section 121 of the Housing and Community Development Act of 1987 in the Demolition and/or Disposition of any of its properties; and

WHEREAS, the Authority has certified its intentions to fulfill all HUD requirements for the Demolition and Disposition of Hayes Valley North and South; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. No action will be taken to demolish the units at Hayes Valley North and South until the U.S. Secretary of Housing and Urban Development approves the action.

2. No action will be taken to demolish/dispose of a unit until the resident in the unit has been relocated to decent, safe, sanitary and affordable housing which is, to the extent practical, the resident's choice in accordance with the Federal Regulation 24 CFR 970.

3. The relocation resources at the Authority (vacant public housing units) will be up to Housing Quality Standards prior to using the units for relocation of residents from Hayes Valley North and South.

4. The Authority will comply with all applicable civil rights laws and compliance agreements.

5. The Authority will assist the Hayes Valley North and South Resident Management Corporation in forming a Relocation Committee to assist and oversee the relocation of Hayes Valley North and South residents.

6. All allowable relocation costs will be paid by the Authority.

7. Rents paid by the residents following relocation, will not exceed the amount residents paid prior to relocation as is stated in the Housing and Community Development Act of 1987.

8. The proposed demolition meets the requirement criteria for demolition: Project obsolescence related to deteriorated physical condition and inappropriate site design; and other factors namely inappropriate to unit design and orientation.

9. The Demolition/Disposition Application has been reviewed in consultation with the Hayes Valley residents, with local government officials, and community based organizations for the mandated 45 day review period.

10. This Resolution shall take effect immediately.

APPROVED AS TO FORM

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

February 9, 1995
Date

Commissioner Redd moved to adopt Resolution No. 4418 and Vice President Carpeneti seconded the motion. Commissioner Huggins then moved to table Resolution No. 4418 and Commissioner Lee seconded the motion. A roll call vote was taken:

Richard Carpeneti, **NO**
Jan Allen, **YES**
Karen Huggins, **YES**
Hadie Redd, **NO**
Larry Lee, **YES**
Sululagi Palega, Sr., **NO**
Barbara Meskunas, **NO**

The motion to table FAILED. Discussion followed about specifics of the Resolution, and whether HUD regulations and deadlines can be met. Mr. Dienstfrey answered some questions. A roll call vote was taken:

Richard Carpeneti, **YES**
Jan Allen, **NO**
Karen Huggins, **NO**
Hadie Redd, **YES**
Larry Lee, **NO**
Sululagi Palega, Sr., **YES**
Barbara Meskunas, **YES**

Resolution No. 4418 was PASSED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Mack Burton, Potrero Hill
Denis Warren, Sunnydale
Jeri Maxwell, Valencia
Sharen Hewitt, (not stated)
Rhonda Jones, SFHA Track Team
Jeff Branner, Bernal

13. EXECUTIVE SESSION: Executive Session was not scheduled.

14. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of February 9, 1995 adjourned at 8:35 p.m. by consensus. The next regular meeting has been scheduled for February 23, 1995 at 440 Turk Street.

Barbara R. Meskunas
President

Ted Dienstfrey
Interim Secretary and Executive Director

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2/23/95

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, FEBRUARY 23, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, February 23, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

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2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 07/14/94 as part of Resolution No. 4297. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

(e) Resolution - Authorizing the Employment of Separate Legal Counsel for Commissioners Named Individually in the Complaint for Damages and Injunctive Relief, C 95 0001 SBA, Filed by the Council of Resident Management Corporations of San Francisco Against the San Francisco Housing Authority Commission and Individual Commissioners *(tabled 2/09/95)*

(d) Resolution - Authorizing the Executive Director to Enter into a Contract with SCA Environmental, Inc. (SCA) to Provide Asbestos Consulting Services for the San Francisco Housing Authority Pursuant to the Abatement Activities at Four Developments for an Amount Not-to-Exceed $366,396.00 *(tabled 2/09/95)*

11. NEW BUSINESS:

(a) Resolution - Commending Geraldine L. Chavis, Esq. for Her Dedicated Service with the Housing Authority of the City and County of San Francisco on the Occasion of Her Retirement

(b) Resolution - Authorizing the Interim Executive Director to Enter into a Memorandum of Agreement Between the San Francisco Housing Authority and the UJAMAA Westbrook/Hunter's Point "A" East Resident Management Corporation to Afford the Residents the Opportunity to Manage the Laundry Facility at 763 Jerrold Street in the Hunter's Point "A" East Development

(c) Resolution - Authorizing the Interim Executive Director to Execute a Purchase Order with A-Total Fire Protection Company for Inspection, Testing and Five (5) Year Certification of Fire Sprinkler and Standpipe Systems in an Amount Not to Exceed $17,620.00

(d) Resolution - Adopting Revised Rules of Conduct Governing Public Testimony/Comment During Meetings of the Housing Authority of the City and County of San Francisco, and Rescinding Resolution No. 4297

(e) Resolution - Approving Amendment to Section 8 Housing Assistance Payments Contract No. SF-618 for Project No. CA39-0045-006 and Authorizing its Execution

(f) Resolution - Authorizing the Interim Executive Director to Negotiate and Enter into a Contract with Atlas Elevator Company for Elevator Maintenance Services in an Amount Not to Exceed $225,000.00 During Fiscal Year 1994-95

(g) Resolution - Ratifying the Execution of an Insurance Policy and Purchase Order with Pacific Redwood Insurance Agency for Boiler and Machinery Insurance in an Amount Not to Exceed $10,400.00 During Fiscal Year 1994-95

(h) Resolution - Authorizing the Interim Executive Director to Negotiate and Enter into a Lease Agreement and Purchase Order with the Savin Corporation (to Lease and Ratify Current Lease), Minolta Business Systems and Monroe Systems for the Lease of Photocopiers to be Used at Administration, District and Various Property Offices in an Amount Not to Exceed $50,000.00 During Fiscal Year 1994-95

(i) Resolution - Authorizing the Interim Executive Director to Negotiate and Execute a Contract and Purchase Order with the Demakas Plumbing and Heating, Inc. and Bay Area Mechanical and Engineering, Inc. for the Provision of On-Call, Twenty-Four (24) Hours Per Day, Plumbing and Heating Services in an Amount Not to Exceed $50,000.00 During Fiscal Year 1994-95

(j) Resolution - Authorizing Travel to Washington, D.C. to Attend the National Tenants Organization Conference Scheduled for February 24 through March 1, 1995

(k) **Resolution** - Authorizing Investigation of Council of Resident Management Corporations of San Francisco, Inc. ("CORMC") to Determine Whether it Qualifies as a "Resident Management Corporation" Within the Meaning of 24 Code of Federal Regulations Section 964.7 and if so, Authorizing the Executive Director to Engage in Negotiations with and Enter into a Memorandum of Understanding with CORMC

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

The Commission will meet in closed session to confer with Outside Legal Counsel on anticipated litigation. The Commission will discuss communications received from attorneys representing four dismissed employees claiming that the dismissals are illegal and unless set aside by the Commission will be challenged in litigation. The Commission will discuss significant exposure to litigation pursuant to Government Code 54956.9(b).

14. ADJOURNMENT:

Ted Dienstfrey
Interim Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

February 23, 1995

The minutes for this meeting are missing

SAN FRANCISCO HOUSING AUTHORITY

February 28, 1995

The agenda and minutes for this meeting are missing

SAN FRANCISCO HOUSING AUTHORITY

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March 3, 1995

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, March 9, 1995 at 440 Turk Street, San Francisco, California 94102.

During the Regular meeting, the Commission will adjourn to closed session to confer with Outside Legal Counsel on existing litigation per Goverment Code Section 54946.9(a), regarding Council of Resident Management Corporations of San Francisco, Inc., et al. vs. Allen, et al., United States District Court Case No. C950001SBA.

Ted Dienstfrey
Interim Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, MARCH 9, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, March 9, 1995

440 Turk Street
San Francisco, CA 94102

1. **ROLL CALL:**

   Barbara R. Meskunas, President
   Richard Carpeneti, Vice President
   Jan Allen, Commissioner
   Karen Huggins, Commissioner
   Hadie Redd, Commissioner
   Larry K. Lee, Commissioner
   Sululagi Palega, Sr., Commissioner

2. **APPROVAL OF AGENDA:**

3. **APPROVAL OF MINUTES:**

4. **GENERAL COMMUNICATIONS:**

5. **REPORT OF SECRETARY:**

6. **COMMITTEE REPORT:**

7. **REPORT OF COUNSEL:**

8. **TENANT REPRESENTATIVE REPORT:**

9. **PUBLIC COMMENT ON AGENDA ITEMS:**

   NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) Resolution - Authorizing the Interim Executive Director to Execute a Contract for Architectural Services with the Firm of Hardison Komatsu Ivelich & Tucker for the Bernal Dwellings HOPE VI Reconstruction in the Not-to-Exceed Amount of $1,332,048.

(b) Resolution - Authorizing the Interim Executive Director to Enter into a Contract for Architectural Services with the Firm of Powell & Partners, Architects, in Association with Marquis & Associates, Architects, for the Yerba Buena Plaza East HOPE VI Reconstruction in the Not-to-Exceed Amount of $1, 530,288.

(c) Resolution - Authorizing the Executive Director to Negotiate and Enter into a Contract with Ladson Associates for Classification and Salary Review Services in an Amount Not-to-Exceed $25,000.00 During the Remainder of Fiscal Year 1994-95

(d) Resolution - Authorizing the Interim Executive Director to Execute a Contract Amendment with Morris, Davis & Chan, Certified Public Accountants, in an Amount Not-to-Exceed $99,500.00

(e) Resolution - Adopting the San Francisco Housing Authority's Housing Quality Standards/Preventive Maintenance Operating Program Dated January 23, 1995

(f) Resolution - Authorizing the Interim Executive Director to Execute a Release and Indemnity Agreement with Wedge Roofing, Inc. with a Settlement Amount of $51,717.90 for the San Francisco Housing Authority's Termination of the Roofing and Waterproofing Contract (C4029) at CAL 1-10, Potrero Annex Development

(g) Resolution - Approving Amendment No. 23 to add Project No. CA39-K001-011 to Moderate Rehabilitation Program Contract No. SF-618 and Authorizing Execution

(h) Resolution - Authorizing the Interim Executive Director to Purchase Specialized Video Equipment to Inspect the Sewer Lines at CAL 1-18(3), Hunter's View Housing Development, in the Amount of $15,976.43

(i) Resolution - Authorizing Travel to Washington, D.C. to Attend the HOPE VI Conference Sponsored by the Department of Housing and Urban Development in Washington, D.C. on March 27 through March 29, 1995 in an Amount Not-To-Exceed $2,700.00

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

The Commission will meet in closed session to confer with Outside Legal Counsel on existing litigation per Goverment Code Section 54946.9(a), regarding Council of Resident Management Corporations of San Francisco, Inc., et al. vs. Allen, et al., United States District Court Case No. C950001SBA.

14. ADJOURNMENT:

Ted Dienstfrey
Interim Secretary/Executive Director

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HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

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Minutes of Regular Meeting Held:
Thursday, March 9, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in Regular session at 440 Turk Street, San Francisco, California on Thursday, March 9, 1995 at 4:26 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Hadie Redd, Commissioner

A quorum was present.

ALSO PRESENT: Ted Dienstfrey, Interim Secretary/Executive Director
Debrenia F. Madison, Assistant Legal Counsel

Marie Corlett Blits, Deputy City Attorney, City and County of San Francisco

2. APPROVAL OF AGENDA:

Commissioner Meskunas stated that the Agenda of the March 9, 1995 meeting should be amended to exclude Executive Session as, on the advice of the Deputy City Attorney, it was not necessary to meet this evening. Commissioner Carpeneti moved that the Agenda be approved as amended and Commissioner Redd seconded the motion. The Agenda of the March 9, 1995 meeting was UNANIMOUSLY APPROVED as amended.

Discussion ensued regarding a draft Agenda that was sent to the Commission in advance of the formal Agenda. The Commission requested that staff draft a proposed travel policy for the Commisioner's travel.

3. APPROVAL OF MINUTES:

Commissioner Carpeneti moved that the Minutes of the February 28, 1995 meeting be approved and Commissioner Redd seconded the motion. The Minutes of the February 28, 1995 meeting were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Allen inquired about progress on the search for the position of Executive Director and Commissioner Meskunas responded that Joyce Roberson, Acting Director of HUD Public Housing, is concerned that we have a process that is inclusive, fair and comprehensive, and further, that HUD influences the process but not the selection.

Commissioner Allen requested a public hearing be scheduled to discuss the draft dwelling lease. Discussion ensued and Mr. Jim Williams stated that he will call the State of California, tomorrow, March 10, to inquire as to the availability of the State Building (as the attendance is expected to be large), and will schedule a meeting date.

Commissioner Allen reported on her progress to obtain a copy of the October 28, 1993 videotape shown at the Potrero Hill Police Station negatively depicting SFHA development residents. She was directed to the Police Department by staff and Ms. Blits said she is looking into the situation.

Commission Huggins reported on her travel to the NTO Conference in Washington February 24 through March 1 and distributed materials she received at the conference.

Commission Meskunas reported on the briefing of the proposed Fiscal year 1995 House rescissions and gave a copy to each Commissioner, which was received from our Federal lobbyist. It is expected to be passed on the House floor next week and then will go on to the Senate. She said it would mean a 9.4 million decrease in Comp Grant Assistance, $3.3 million in operating subsidies, $1.2 million for the entire Youth Apprenticeship Program, as well $180,000.00 for Drug Elimination Grants. She urged that the appropriate calls and letters be sent to our representatives, especially Senator Feinstein and Senator Boxer.

Commissioner Meskunas also reported that she and Mr. Dienstfrey met to discuss a number of HUD established deadlines for the SFHA, including the Occupancy Policy, RIGA Audit Findings, and the Management Improvement Plan. The selection process for the position of Executive Director was also discussed and she said that Mr. Dienstfrey would report on this during his Report of Secretary.

5. REPORT OF SECRETARY:

Mr. Dienstfrey reported that rescissions are moving forward and if passed they will be quite

monumental to this entity, and even if not passed, it's probably what the next year's budget will be. He continued with, "While we think the President can veto the recisions, he can not veto cuts in next year's budget if it's not in the budget. I don't think anyone should think we can continue business as usual and nobody knows quite how we will get through this process.

The meeting with Joyce Roberson of HUD was very helpful. Her suggestion was that we not do a national search, but that we hire a headhunter. She recommended that before doing that, each one of the Commissioners put down what they want in an Executive Director and staff put the recommendations together. Ms. Roberson suggested that we should not wait until the last moment and then realize we wanted someone with different characteristics. We should try to identify what we want and recognize that we will be living in a different environment in the next few years. I don't know how to quite proceed with that, if that becomes an Agenda item or if it is something one discusses in an Executive Session as to whether we want to hire an executive search firm or whether we want to conduct our own search.

Rumor was going around this morning that SFPD Housing Authority Task Force is going to be disbanded today or tomorrow. I spoke to the Chief who said absolutely not. However, HUD is looking at the fact that we have been paying for the Task Force out of the Comp Grant funds and we have been put on notice that it may not be an appropriate Comp Grant expenditure. HUD had agreed to Comp Grant Funding because we were getting Block Grants for certain physical improvements and then they agreed to let us use the Comp Grant a capitol item, for operating costs. Normally, Comp Grants shouldn't go for operating costs. The Chief and I will get together to try and figure out the rules and regulations and where we are going. You have to understand that if all goes well, we will have, sometime next year, three fewer communities, at least temporarily, while the rebuilding process is going on.

You should know that this Commission authorized a contract of $1.6 million for the Task Forcce and that somehow a contract for $1.87 million was signed. The Chief and I are going to try to figure out what happens, what that means, and whether I have to come back to you.

I'm still not totally satisfied with the information going to the Commission. I'm working on it and will try to get it in a clearer fashion and to try to get it to you earlier.

When I originally came I thought I would just be here for a few weeks. Now it looks like I will be here for a few months, and, therefore I have to try and deal with the various strengths of the individuals involved. I have a done a slight reorganization. I am currently having the Housing Development and the Finance Divisions, as well as Al Nelson, who is in charge of most of the day to day on-going operations, report to me.

Finally, I would like to say as it was reported earlier in the Site and Design meeting, the Board of Supervisors unanimously approved our going forward with Hayes Valley loan, as requested by the Mayor's Office of Housing, to borrow $5.3 million which is the gap in the

Hayes Valley financing. That measure was carried by Supervisor Shelley; it was co-sponsored by Supervisor Bierman, Alioto and Kennedy. It has widespread support and I think this Commission can be pleased and proud they have put together something which large parts of the City are supporting. When this issue was held in public hearing at the Budget Committee, there was no opposition. I think all of you on the Commission can be pleased that the process which started two years ago is moving forward.

I was just handed a note the Hayes Valley North and South plan was unanimously approved by the Planning Commission just a few minutes ago. At the Budget Committee meeting there was a great deal of support from the Mayor, the neighborhood, and the Residents. Notwithstanding the support, it is a fact that there is a lot of concern and uncertainty when something this large is being done. We will still have to get the "108 loan" and the tax credits. But you have brought a very complicated process very far, and I think when it is done you should all be pleased."

Discussion followed, and Mr. Dienstfrey answered questions from the Commission pertaining to his report and Barbara Smith, Director of Housing Development, answered questions regarding unobligated 1992 Comp Grant funds.

Commissioner Allen requested a report from Marie Blits regarding the CORMC lawsuit at the next Executive Session and Commissioner Meskunas reported that it would be scheduled.

6. COMMITTEE REPORT:

Commissioner Huggins reported on the Health and Safety Committee meeting held March 9. She said that Ms. Virginia French, of Senior Action Network and Citywide Seniors, discussed the Security Guard stations and that a security guard and security plan proposal was presented by the seniors to the Health and Safety Committee.

Commissioner Palega stated that staff have been asked to report back to the Committee regarding deferring Comp Grant funds from roof repair at Potrero Hill Annex Development to correcting heating deficiencies. He also reported that a final draft is being prepared for the Commission on a private security proposal. Commissioner Palega said we are almost in the red with the Fiscal year 1994-95 security budget for senior/disabled security. He also reported that the crime rate in the developments has dropped and that most of those being arrested are not residents. He referred to a recent newspaper article on the police department working with the SFHA youth and thought that it was very positive publicity. It was agreed that the next meeting of the Health and Safety will be held on April 6 from noon to 1:30 p.m.

Commissioner Meskunas reported that the Finance Committee met on February 28 and that the items covered were the Creative Computer Systems implementation, the Authority's response to the RIGA audit findings, the status of the independent audit for Fiscal Year 1993 (Resolution (d)), a report from the Director of Finance, Mr. Barrie Stewart, as well as the

financial reports for the period first quarter ending December 31, 1994. She stated although the first quarter is slightly under budget, the expenditures for the balance of the year will more than make up for it. Commissioner Meskunas said the next meeting of the Finance Committee will be held March 23 at 1:30 p.m.

Commissioner Carpeneti reported that the Site and Design Committee met today and unanimously approved all four Site and Design agenda items, Resolutions (a), (b), (f), (h), which also appear on today's Regular Commission meeting Agenda. He also reported that there will be the following meetings covering the Comprehensive Grant Program with PHTA: 1) March 13, at 3:00 p.m. at 440 Turk St. in the Commission Room, 2) May 9 at 3:00 p.m. at 440 Turk St. in the Commission room, and 3) May 31, a public meeting, in the State Building at 455 California St. at 3:00 p.m. Commissioner Carpeneti said that final HUD approval is expected this week on Hayes Valley. The next meeting of the Site and Design Committee will be held on March 23, at 3:00 p.m.

7. REPORT OF COUNSEL:

Debrenia Madison, Assistant Legal Counsel, reported that she had submitted her report in writing.

8. TENANT REPRESENTATIVE REPORT:

Rene Hillman, PHTA Secretary, reported that an education meeting for Public Housing residents would be held on March 17 from 11:00 a.m. to 1:00 p.m. at 1195 Hudson Avenue, Room 211. Following some general announcements, Ms. Hillman voiced concerns regarding disagreements between residents at PHTA meetings, and a discussion ensued between PHTA members and the Commission. Commissioner Meskunas stated that this was not the business of the Commission, that the Commission was supposed to hear a summarized report from PHTA, and the Commission would not involve itself in disagreements within PHTA.

Commissioner Meskunas then called for a recess at 6:10 p.m. The meeting was reconvened at 6:25 p.m.

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

9. PUBLIC COMMENT ON AGENDA ITEMS:

Babs Dow, Plaza East Development
Cora Washington, Plaza East Development
Puleman Maeva, Hunters View Development
Waymond Nichols, Potrero Hill Development
Glenda Powell, Bernal Dwellings Development
Malik Rahim
Espanola Jackson

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4431

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT FOR ARCHITECTURAL SERVICES WITH THE FIRM OF HARDISON KOMATSU IVELICH & TUCKER FOR THE BERNAL DWELLINGS HOPE VI RECONSTRUCTION FOR THE NOT-TO-EXCEED AMOUNT OF $1,332,048

WHEREAS, the San Francisco Housing Authority (SFHA) solicited proposals from experienced architects and their consultants for the purpose of providing master planning for Bernal Dwellings; and

WHEREAS, the firm of Hardison Komatsu Ivelich & Tucker (HKIT) was selected and prepared a master plan that was approved by HUD for HOPE VI funding; and

WHEREAS, a Resolution authorizing the Executive Director to negotiate a contract with HKIT for full architectural services from program development through construction, was approved by the Commission on December 8, 1994; and

WHEREAS, the SFHA negotiated a fee for Basic Architectural Services ($1,164,960) plus Additional Services ($167,088) for the not-to-exceed amount of $1,332,048, as required by the HOPE VI Grant Agreement; and

WHEREAS, the contract specifies an allowance for production of a newsletter and resident participation in community and resident outreach, and an allowance to fund professional office/ practice training of three residents to be employed by the Architect and their consultants; and

WHEREAS, funding is available through the HOPE VI Program budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to enter into a contract with the architectural firm of Hardison Komatsu Ivelich & Tucker.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

03/09/95
Date

Commissioner Redd motioned to approve Resolution No. 4431 and Commissioner Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Commissioner

NAYS: None

Resolution No. 4431 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 4432

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT FOR ARCHITECTURAL SERVICES WITH THE FIRM OF POWELL & PARTNERS, ARCHITECTS, IN ASSOCIATION WITH MARQUIS & ASSOCIATES, ARCHITECTS, FOR THE YERBA BUENA PLAZA EAST HOPE VI RECONSTRUCTION FOR THE NOT-TO-EXCEED AMOUNT OF $1,530,288

WHEREAS, the San Francisco Housing Authority (SFHA) solicited proposals from experienced architects and their consultants for the purpose of providing architectural and construction documents for the Yerba Buena Plaza East HOPE VI Reconstruction; and

WHEREAS, the Resolution 4377 authorizing the Executive Director to negotiate a Contract for Architectural Services with the Firm of Powell & Partners, in Association with Marquis & Associates, was approved by the Commission on November 10, 1994; and

WHEREAS, the SFHA has negotiated a fee for Basic Architectural S-exceed amount of $1,530,288, as required by the HOPE VI Grant Agreement; and

WHEREAS, the contract specifies an allowance for production of a newsletter and resident participation in community and resident outreach, and an allowance to fund professional office/practice training of three residents to be employed by the Architect and their consultants; and

WHEREAS, funding is available through the HOPE VI Program budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to enter into a contract with the architectural firm of Powell & Partners.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

03/09/95
Date

Commissioner Redd motioned to approve Resolution No. 4432 and Commissioner Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

Larry K. Lee, Commissioner
Sululagi Palega, Commissioner

NAYS: None

Resolution No. 4432 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH LADSON ASSOCIATES FOR CLASSIFICATION AND SALARY REVIEW SERVICES IN AN AMOUNT NOT TO EXCEED $25,000.00 DURING THE REMAINDER OF FISCAL YEAR 1994-95

WHEREAS, the Authority is required to perform classification and salary studies on an as-requested basis pursuant to the Memorandum of Understanding with United Public Employees Local 790, and two requests for classification and salary reviews are currently pending; and

WHEREAS, the Authority solicited proposals, in full and open competition, for classification and salary review services and received a response from Ladson Associates; and

WHEREAS, the Authority evaluated the proposal received in accordance with the criteria published in the solicitation, and determined that Ladson Associates could provide the required services in a manner that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, in accordance with procurement regulations at 24 CFR, Part 85.36, the Authority should award a contract to Ladson Associates; and

WHEREAS, funding for the services described herein has been approved as part of the Authority's Operating Budget and Section 8 Administrative Fees for Fiscal Year 1994-95;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and enter into a contract with Ladson Associates for classification and salary review services in an amount not to exceed $25,000.00 for the remainder of fiscal year 1994-95.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

03/09/95
Date

Commissioner Lee motioned to TABLE Resolution (c) and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Commissioner

NAYS: None

The Commission explained that procurement regulations require that more than one bid must be received before selection of a vendor can be approved.

Resolution (c) was UNANIMOUSLY TABLED.

(d) RESOLUTION NO. 4433

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT AMENDMENT WITH MORRIS, DAVIS & CHAN, CERTIFIED PUBLIC ACCOUNTANTS, IN AN AMOUNT-NOT-TO EXCEED $99,500.00

WHEREAS, the services of an independent Certified Public Accountants (CPA) firm is required to verify the status of and obtaining an opinion on the Authority's financial records; and

WHEREAS, the Authority retained the services of Morris, Davis & Chan, CPA's, in full and open competition, to audit its financial statements pursuant to Request For Proposals (RFP) No. 032-93; and

WHEREAS, the contract for said services is for a two year period ending in 1995, and includes provisions for revising the audit fees in accordance with each year's schedule of programs to be audited and audit hours; and

WHEREAS, the Authority has provided the auditors with the listing of programs to be added to the audit schedule and the auditors have responded with a revised audit fee schedule in accordance with the contract terms; and

WHEREAS, the Authority finds the fees and performance time frame to be acceptable; and

WHEREAS, funding for said services is available as part of the operating budget and Section 8 Administrative Fees for Fiscal Year 1994-95.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE SAN FRANCISCO HOUSING AUTHORITY THAT:

1. The Interim Executive Director is authorized to execute a contract amendment with Morris, Davis & Chan to provide audit services of the Fiscal Year 1993-94 financial statements in an amount not to exceed $99,500, except as provided for under the Procurement Policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

03/09/95
Date

Commissioner Carpeneti motioned to approve Resolution No. 4433 and Commissioner Palega seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Commissioner

NAYS: None

Resolution No. 4433 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 4434

RESOLUTION ADOPTING THE SAN FRANCISCO HOUSING AUTHORITY'S HOUSING QUALITY STANDARDS/PREVENTIVE MAINTENANCE OPERATING PROGRAM DATED JANUARY 23, 1995

WHEREAS, the San Francisco Housing Authority is charged with preserving and maintaining the public housing stock for the City and County of San Francisco; and

WHEREAS, the Department of Housing and Urban Development (HUD) utilizes the Public Housing Management Assessment Program (PHMAP) to identify public housing management capabilities and deficiencies; and

WHEREAS, PHMAP indicator #7 (Annual Inspection and Condition of Units and Systems), Component #4 (Inspection and repair of major systems) requires public housing agencies to annually inspect major systems to identify required maintenance and take action taken to correct identified system defects within an average of twenty-five calendar days; and

WHEREAS, the San Francisco Housing Authority does not currently have a formal Preventive Maintenance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The San Francisco Housing Authority's Housing Quality Standards/Preventive Maintenance Operating Program, dated January 23, 1995 is hereby adopted.

2. The Interim Secretary/Executive Director is hereby directed to submit the HQS/PM Program to HUD for formal approval and funding.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

03/09/95
Date

Commissioner Palega motioned to approve Resolution No. 4434 and Commissioner Lee seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Commissioner

NAYS: None

Resolution No. 4434 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 4435

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE A RELEASE AND INDEMNITY AGREEMENT WITH WEDGE ROOFING, INC. WITH A SETTLEMENT AMOUNT OF $51,717.90 FOR THE SAN FRANCISCO HOUSING AUTHORITY'S TERMINATION OF THE ROOFING AND WATERPROOFING CONTRACT (C4029) AT CAL 1-10, POTRERO ANNEX DEVELOPMENT

WHEREAS, complete renovation and site reconfiguration plans of CAL 1-10, Potrero Annex will be accomplished under the Master Architectural Plan, authorized by Commission Resolution No. 4386, adopted on November 28, 1994; and

WHEREAS, the San Francisco Housing Authority has the authority to terminate Roofing and Waterproofing contract (C4029) at CAL 1-10, Potrero Annex in accordance with HUD General Conditions, Section 5370; and

WHEREAS, the Release and Indemnity Agreement (Attachment A) with settlement cost of $51,717.90 for the termination of contract (C4029) is fair, reasonable and in compliance with all the conditions set forth by HUD's Administrative Requirement for Grants and the Federal Acquisition Regulation (FAR) 31.205-42, Termination Costs; and

WHEREAS, the San Francisco Housing Authority and Wedge Roofing, Inc. desire to mutually settle and forever release all claims, cross-claims and disputes among themselves of whatever kind or nature concerning Wedge Roofing's work under the contract by the execution of the Release and Indemnity Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING

AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute the Release and Indemnity Agreement (Attachment A) between the SFHA and Wedge Roofing, Inc. with a settlement amount of $51,717.90, subject to HUD's approval.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

03/09/95
Date

Commissioner Redd motioned to approve Resolution No. 4435 and Commissioner Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Commissioner

NAYS: None

Resolution No. 4435 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 4436

RESOLUTION APPROVING AMENDMENT NO. 23 TO ADD PROJECT NO. CA39-K001-011 TO MODERATE REHABILITATION PROGRAM CONTRACT NO. SF-618 AND AUTHORIZING EXECUTION

WHEREAS, The Housing Authority of the City and County of San Francisco entered into a Section 8 Annual Contributions Contract on December 23, 1975 with the United States of America (Department of "HUD"); and

WHEREAS, it is deemed advisable by the Housing Authority of the City and County of San Francisco and the Department of HUD to amend the Section 8 Annual Contributions Contract in the particulars indicated in such amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted. The Interim Executive Director is hereby authorized and directed to execute three counterparts of the Amendment, and the Interim Secretary is hereby authorized to impress and attest the official seal of the Housing Authority of the City and County of San Francisco on each such counterpart and to forward such executed counterparts, or any of them to the Department of HUD together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Department of HUD.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

03/09/95
Date

Commissioner Carpeneti motioned to approve Resolution No. 4436 and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Commissioner

NAYS: None

Resolution No. 4436 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 4437

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO PURCHASE SPECIALIZED VIDEO EQUIPMENT TO INSPECT THE SEWER LINES AT CAL 1-18(3), HUNTER'S VIEW HOUSING DEVELOPMENT, IN THE AMOUNT OF $15,976.43

WHEREAS, the sewer system at Cal 1-18(3), Hunter's View, will be repaired under the 1993 CGP budget; and

WHEREAS, specialized video equipment will be used to inspect and record the condition of the sewer lines so that the Consultant can determine the extent of repairs required; and

WHEREAS, the purchase of this equipment and the use of in-house labor force to perform the survey is more cost effective than contracting out this service ($21,000 in-house vs $24,500 contract). This equipment can be also used at other SFHA developments that may encounter sewer problems; and

WHEREAS, the Authority has received three (3) price quotes for the video equipment:

Vendor	Equipment	Training	Shipping	Tax	Total
3-T Equipment Co.	$14,725	N/C	N/C	$1,257.43	$15,976.43
RS Technical Service	$14,725	$300	$150	$1,251.43	$16,426.43
RL Enterprise	$15,225	$165	$150	$1,294.13	$16,834.13

WHEREAS, the price quote submitted by the low bidder was reviewed and found to be in order and the low bid is within the funding available in the 1993 Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to purchase the specialized video equipment in the amount of $15,976.43.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

03/09/95
Date

Commissioner Carpeneti motioned to approve Resolution No. 4437 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Commissioner

NAYS: None

ABSENT FOR VOTING: Larry K. Lee, Commissioner

Resolution No. 4437 was ADOPTED.

(i) RESOLUTION NO. 4438

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C. TO ATTEND THE HOPE VI CONFERENCE SPONSORED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN WASHINGTON, D.C. ON MARCH 27 THROUGH MARCH 29, 1995 IN AN AMOUNT NOT TO EXCEED $2,700.00

WHEREAS, On March 27 through March 29, 1995 the Department of Housing and Urban Development (HUD) is conducting a Hope VI Conference to share a number of new policy issues and procedures, that have been put into effect.

The conference will also review the "HUD Blueprint" impact on the Hope VI plans and will hold workshops focusing on leverage finance, demolition application, relocation and re-occupancy of the redeveloped units; and

WHEREAS, Ted Dienstfrey, Interim Executive Director, and Barbara R. Meskunas, President of the Commission of the San Francisco Housing Authority have been invited to represent the Housing Authority; and

WHEREAS, funding for this travel is available from the Hope VI Grant; and

WHEREAS, the Authority deems that the presence of Ted Dienstfrey and Barbara R. Meskunas at this HUD Conference is essential to the conduct of its low rent operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. That Commissioner Barbara Meskunas and Ted Dienstfrey be authorized to travel to Washington, D.C. for the purpose of attending the aforementioned conference.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

03/09/95
Date

Commissioner Redd motioned to approve Resolution No. 4438 and Commissioner Palega seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Commissioner

NAYS: None

Resolution No. 4438 was UNANIMOUSLY ADOPTED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Christine Neal, Alice Griffith Development
Waymond Nichols, Potrero Hill Development
Rosemary Ozan, Plaza East Development

Shirley Dorton, Sunndale Development
Ublanca Washington, Bernal Dwellings
Tiki Hadley, Alemany Development
Georgia Willette, Alemany Development
Jewel Green, Hunter's View Development
Amelia Barnes, Section 8 Resident
Rick Reuter, Mission Dolores Development
Malik Rahim
Mary Jones, Westside Courts

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

There being no further business to come before the Commission, Commissioner Huggins made a motion to adjourn the meeting of March 9, 1995 at 9:00 p.m. The motion was seconded by Commissioner Allen and passed by consensus. The next Regular meeting has been scheduled for March 23, 1995 at 440 Turk Street.

Barbara R. Meskunas
President

Ted Dienstfrey
Interim Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

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March 17, 1995

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will meet at 3:00 p.m., Thursday, March 23, 1995 in the Commission Room at 440 Turk Street, San Francisco, California, 94102.

During the Regular meeting, the Commission will adjourn to closed session to confer with Outside Legal Counsel on existing litigation per Goverment Code Section 54946.9(a), regarding Council of Resident Management Corporations of San Francisco, Inc., et al. vs. Allen, et al., United States District Court Case No. C950001SBA.

Ted Dienstfrey
Interim Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, MARCH 23, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, March 23, 1995

440 Turk Street
San Francisco, CA 94102

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1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

Discussion of Senior Security...

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

Report - Request for Proposal (RFP) Scope of Services for Security at Senior Developments

11. NEW BUSINESS:

(a) Resolution - Authorizing the Interim Executive Director to Enter into a Contract with San Francisco Educational Services, Inc. for Youth Tutorial Services at Sunnydale in an Amount-Not-to-Exceed $25,000.00

(b) Resolution - Authorizing the Interim Executive Director to Enter into a Contract with the Girls After-School Academy (GASA) for After-School Services for At-Risk Teenage Girls at Sunnydale in an Amount-Not-to-Exceed $60,000.00

(c) Resolution - Authorizing the Interim Executive Director to Enter into a Contract with Louie's Construction Company for the Temporary Shoring of Exterior Stairs at Housing Development CAL 1-18(7), Hayes Valley Sites B and C in the Amount of $49,600.00

(d) Resolution - Authorizing the Submission of an Application to the Department of Housing and Urban Development (HUD) for the Urban Revitalization Planning Grant Funding for North Beach Place Development CAL 1-11

(e) Resolution - Authorizing the Interim Executive Director to Enter into a Contract for Architectural Services with the Firm of Fisher-Friedman Associates, Architects, in Association with Miller Simmons Design Group, Architects, for the Potrero Hill Terrace (CAL 1-2) and Potrero Hill Annex (CAL 1-10) Master Planning in the Not-to-Exceed-Amount of $230,000.00

(f) Resolution - Authorizing the Interim Executive Director to Enter into a Memorandum of Understanding with the San Francisco Police Department to Set Forth Guidelines in the Establishment of Three Neighborhood Resource Centers at the North Beach, Potrero and Alice Griffith Public Housing Developments in an Amount-Not-to-Exceed $800,000.00

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

During the Regular meeting, the Commission will adjourn to closed session to confer with Outside Legal Counsel on existing litigation per Goverment Code Section 54946.9(a), regarding Council of Resident Management Corporations of San Francisco, Inc., et al. vs. Allen, et al., United States District Court Case No. C950001SBA.

14. ADJOURNMENT:

Ted Dienstfrey
Interim Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, March 23, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, March 23, 1995 at 4:20 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Hadie Redd, Commissioner

A quorum was present

ALSO PRESENT: Ted Dienstfrey, Interim Secretary/Executive Director

Marie Corlett Blits, Deputy City Attorney, City and County of San Francisco

2. APPROVAL OF AGENDA:

Commissioner Meskunas motioned for an approval of the agenda and Commissioner Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Hadie Redd, Commissioner

NAYS: None.

The Agenda was UNANIMOUSLY APPROVED. Commissioner Allen expressed concern that many of the senior residents present to discuss Item No. 10 on the Agenda would leave due to the anticipation of a long Commission meeting. Commissioner Lee motioned to amend the Agenda and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Hadie Redd, Commissioner

NAYS: None.

The Agenda was UNANIMOUSLY APPROVED AS AMENDED. Item No. 10., the RFP for Security for Senior Developments was moved up and discussed. Commissioner Huggins motioned that Resolution (f) be separated into three parts. All discussion of Resolution (f) continues following the Resolution.

3. APPROVAL OF MINUTES:

Commissioner Redd motioned to approve the minutes of the March 9, 1995 meeting and Commissioner Carpeneti seconded. Commissioner Huggins motioned to amend the minutes to include discussion of the lease issue on every Agenda until it is resolved. Commissioner Meskunas directed that the discussion of the lease should appear under General Communications. The vote was UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Allen proposed that a resolution to start a national executive search for an Executive Director be placed on the Agenda for the next Commission meeting. Commissioner Meskunas stated there would be a resolution placed on the Agenda for the April 13, 1995 Commission meeting to procure an executive search firm to conduct the search for an Executive Director. Another resolution to utilize the Housing Authority's in-house search methods will also be put on the Agenda.

Commissioner Huggins attended the Carpenters and Painters Health and Safety Fund Conference in Palm Springs. She stated that a Memorandum of Agreement was signed and that HUD had promised $3.5 million to the Carpenters and Painters to facilitate apprenticeship programs in inner cities. Commissioner Allen asked when the SFHA pagers

were going to be in operation. Ms. Eugenia Yates, Controller, stated a number of pagers had been issued to people no longer employed by the Housing Authority. After some effort to retrieve them, with very little results, the Procurement Department rendered them unoperational. Procurement is looking into the justification of all of the departments having pagers. The pagers deemed necessary for each department would become operational by April, 1995.

5. REPORT OF SECRETARY:

Mr. Ted Dienstfrey met with the Plaza East Tenants Association. It is Mr. Dienstfrey's impression that the Association wants to see HOPE VI go forward, but the individual residents are concerned about the relocation and return rights. He will be meeting with residents a second time to update them on the program. Mr. Dienstfrey met with the Hunters View Development residents and they would like to move toward resident management at the beginning of the year. He stated that the implications of this process need to be fully discussed by the Commission in the interest of both parties. He stated that he would be meeting with the Potrero Hill Development residents upon his return from Washington, D.C. and that he also met with the North Beach Tenants Association. Mr. Dienstfrey met with the Seniors to work out a security program. In meeting with the Redevelopment Agency, Mr. Dienstfrey stated that Mr. Clifford Graves would like the Housing Authority to pay specific attention to Kiska Avenue because they are putting several million into a low-income home ownership program. It is being developed by Housing Development Conservation Corporation, an African-American non-profit development firm. Mr. Dienstfrey stated that he was in court and witnessed Mr. Jeffrey Branner being given a second conviction sentence for three years of probation. Mr. Branner admitted to having drugs for sale in the Bernal Dwelling Development. Mr. Dienstfrey requested to the Court that as a condition of probation Mr. Branner not be permitted to enter San Francisco Housing Authority property. The judge didn't agree with that request.

Mr. Dienstfrey read an article quoting Mr. Henry Cisneros, Secretary of HUD, and his plan to save HUD by ending project-based subsidies that housing authorities received. He stated that Mr. Cisneros's plan was a Democratic one, and in light of the Republican Congress, no one can be sure of the outcome. As to the recision, it may be vetoed by President Clinton. However, the general feeling is that he is concerned more with school lunches than with public housing. Even if it is not this year, there will be a reduction in funding next year. Overall, Mr. Dienstfrey summarized, the Housing Authority will have severe difficulties over the next several years.

The next Lease hearing is going to be held at April 27, 1995, 10:00 a.m. to 2:00 p.m. at the State Building Auditorium at 455 Golden Gate Avenue, Room 1191.

6. COMMITTEE REPORT:

Mr. Mike Meadows, Maintenance Work Group, stated Ms. Virginia French attended their weekly meeting concerning leakage at the Mission Delores Development, where she is a resident. Window leakage problems have been in existence for sometime there, however, it was becoming worse by the waterproofing contractor's power washing system. Efforts will be made to get the contractor to rectify the situation. If not, the Force Account would do the job and a backcharge would be served on the contractor. New parts may be required if the windows are removed and need to be brought up to code. Mr. Meadows stated in an effort to streamline their operations and better service the residents, a centralized workshop and storage area located at Rosa Parks would ideally house materials and equipment for easier accessibility. Estimated costs would be approximately $100,000.00 and would be recouped within the first year. Commissioner Lee requested that staff investigate this issue for feasibility. Also discussed in their meeting and still pending, was funding to have the heaters replaced at the Potrero Hill Annex. Ms. Barbara Smith, Policy Development, said her department estimates that a bid for $190,000.00 would be worst-case scenario. Ms. Smith stated that: 1) they were waiting for HUD's approval for release of Wedge Roofing funds, which was earmarked for replacement of the wall heaters and, 2) funds will available in August for the 1995 Comprehensive Grant Program. It is a Health and Safety item and budgeted for 1995, but not immediately available. The Preventative Maintenance Program was also discussed.

Commissioner Meskunas reported that the Finance Committee met prior to this meeting and Mr. Barrie Stewart gave his Audit Report for the end of Fiscal Year 1993 to the Commission. It was concluded that Section 8 operating reserves cannot be used for the expenditures of the other Housing Authority departments. Commissioner Meskunas stated that the next Finance Committee meeting was tentatively set for prior to the Commission meeting of April 27, 1995 at 1:30 p.m.

Commissioner Carpeneti stated that the Site and Design Committee met and discussed three items, Resolutions (c), (d), and (e) and urged passage of Resolutions (d) and (e). The next meeting was scheduled for April 13, 1995.

7. REPORT OF COUNSEL:

A written report was submitted by Marie Corlett Blits, Deputy City Attorney, City and County of San Francisco.

8. TENANT REPRESENTATIVE REPORT:

Ms. Juanita Marshall, PHTA, reported on the weekly meetings. An education committee and a leadership committee have been formed. The leadership committee is planning training for the board of PHTA and the education committee plans to honor 59 public housing students

that have a grade point average of 3.4 and above. She stated that PHTA, Reverend Willie Carter and Ms. Coleman needed to sit at the roundtable and work out some of their concerns instead of working against each other.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Mac Burton
Renae Hillman
Lorraine Bender
Waymond Nichols, Potrero Annex Development
Jeffrey Branner
Malik Rakim
Larry Woodard
Jewel Green, Hunters View Development
Gregory Richardson, North Beach Development
Matson Low, Ping Yuen Development
Gary Beringer, S.F. Educational Services

10. UNFINISHED BUSINESS:

Report - Request for Proposal (RFP) Scope of Services for Security at Senior Developments

Ms. Virginia French, Senior Action Network, urged that the Commission approve the RFP proposed. The funding period proposed is from May 1 through September 30, 1995. Commissioner Carpeneti commented that he felt that the Commission should move on the issue.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4439

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH SAN FRANCISCO EDUCATIONAL SERVICES, INC. FOR YOUTH TUTORIAL SERVICES AT SUNNYDALE IN AN AMOUNT NOT TO EXCEED $25,000.00

WHEREAS, the Authority wishes to contract for after-school tutorial services at its Sunnydale Housing Development; and

WHEREAS, the Contractor has represented itself able and willing to perform the required services for the services set forth in the contract; and

WHEREAS, San Francisco Educational Services, Inc. has been fulfilling its obligations as stipulated in the contract prior to this contract; and

WHEREAS, San Francisco Educational Services, Inc. has been providing a service that has benefited the future of the children at Sunnydale; and

WHEREAS, youth tutorial services will continue to be provided two to four days a week under the contract; and

WHEREAS, funding to the services described herein is provided for in the 1994 Drug Elimination Program grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute a contract with San Francisco Education Services, Inc. in an amount not to exceed $25,000.00 for the provision of after-school youth tutorial services at Sunnydale.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

March 23, 1995
Date

Commissioner Redd motioned to adopt Resolution No. 4439 and Commissioner Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner

Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

ABSENT FOR VOTING: Larry K. Lee, Commissioner

Resolution No. 4439 was UNANIMOUSLY APPROVED.

(b) RESOLUTION NO. 4440

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH THE GIRLS AFTER-SCHOOL ACADEMY(GASA) FOR AFTER-SCHOOL SERVICES FOR AT-RISK TEENAGE GIRLS AT SUNNYDALE IN AN AMOUNT NOT TO EXCEED $60,000.00

WHEREAS, the Authority wishes to contract for after-school services for at-risk teenage girls at its Sunnydale Housing Development; and

WHEREAS, the Contractor has represented itself able and willing to perform the required services for the services set forth in the contract; and

WHEREAS, GASA has been fulfilling its obligations as stipulated in this contract; and

WHEREAS, GASA has been successful in providing a service that has benefited the future of teenage girls at Sunnydale; and

WHEREAS, this program is a collaboration between the San Francisco Women's Centers and the Authority to provide services to girls in the Sunnydale Housing Development; and

WHEREAS, funding to the services described herein is provided for in the 1994 Drug Elimination Program grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute a contract with the Girls After School Academy in an amount not to exceed $60,000.00 for the provision of after-school services for at-risk teenage girls at Sunnydale.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

March 23, 1995
Date

Commissioner Huggins motioned to adopt Resolution No. 4440 and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

ABSENT FOR VOTING: Larry K. Lee, Commissioner

Resolution No. 4440 was UNANIMOUSLY APPROVED.

(c) RESOLUTION NO. 4441

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH LOUIE'S CONSTRUCTION COMPANY FOR THE TEMPORARY SHORING OF EXTERIOR STAIRS AT HOUSING DEVELOPMENT CAL 1-18(7), HAYES VALLEY SITES B AND C IN THE AMOUNT OF $49,600.00.

WHEREAS, on December 20, 1994, the Authority solicited for bid proposals for the temporary shoring of exterior stairs at housing development CAL 1-18(7), Hayes Valley Sites B and C; and

WHEREAS, by February 28, 1995 three (3) bid proposals were received as follows:

	Bidder	Bid Amount
1.	Louie's Construction Company	$ 49,600.00
2.	Nibbi/Lowe Construction Company	$ 69,032.00
3.	P & A Construction Company, Inc.	$ 75,200.00

WHEREAS, the Authority has evaluated the low bid and determined that Louie's Construction Company, Inc. is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the 918 Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to award a contract for said work to Louie's Construction Company, Inc. in the amount of $49,600.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

_____
Date

Commissioner Huggins motioned to adopt Resolution No. 4440 and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

ABSENT FOR VOTING: Larry K. Lee, Commissioner

Resolution No. 4441 was UNANIMOUSLY APPROVED.

(d) RESOLUTION NO. ___

RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR THE URBAN REVITALIZATION PLANNING GRANT FUNDING FOR NORTH BEACH PLACE DEVELOPMENT CAL 1-11

WHEREAS, the U.S. Secretary of Housing and Urban Development has invited the San Francisco Housing Authority (Authority) to apply for an Urban Revitalization Demonstration Program (HOPE VI) Planning Grant Application for up to $400,000; and

WHEREAS, the Authority has identified North Beach, CAL 1-11, as the best qualified site for a HOPE VI Planning Grant Application; and

WHEREAS, there have been several master plans for North Beach Place; and

WHEREAS, the most recent, completed by Kaplan/McLaughlin/Diaz in August of 1993, recommends that the final steps in the planning process should be taken which include completing the program development, develop schematics, identify a development partnership, prepare a financing plan and complete the required local conditional use and environmental review process; and

WHEREAS, the HOPE VI Planning Grant funds the aforementioned activities:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The Executive Director is authorized to submit a North Beach, CAL 1-11, HOPE VI Planning Grant Application to the U.S. Secretary of Housing and Urban Development.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

_____
Date

Commissioner Carpeneti motioned to adopt Resolution (d) and Commissioner Meskunas seconded. Commissioner Allen motioned to table Resolution (d) and Commissioner Huggins seconded. The vote was:

AYES: Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: Barbara R. Meskunas, President
Richard Carpeneti, Vice President

ABSENT FOR VOTING: Larry K. Lee, Commissioner

There was no discussion on Resolution (d) and it was TABLED.

(e) RESOLUTION NO. ___

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT FOR ARCHITECTURAL SERVICES WITH THE FIRM OF FISHER-FRIEDMAN ASSOCIATES, ARCHITECTS, IN ASSOCIATION WITH MILLER SIMMONS DESIGN GROUP, ARCHITECTS, FOR THE POTRERO HILL TERRACE (CAL 1-2) AND POTRERO HILL ANNEX (CAL 1-10) MASTER PLANNING IN THE NOT-TO-EXCEED AMOUNT OF $230,000.00

WHEREAS, the San Francisco Housing Authority (SFHA) solicited proposals from experienced architects and their consultants for the purpose of providing master planning documents for the Potrero Hill Terrace and Annex through the HOPE I Planning Grant; and

WHEREAS, the Resolution 4386 authorizing the Executive Director to negotiate a Contract for Architectural Master Planning Services with the firm of Fisher-Friedman Associates, Architects, in association with Miller Simmons Design Group, was approved by the Commission on November 28, 1994; and

WHEREAS, the SFHA New Construction Department has negotiated a fee for the not-to-exceed amount of $230,000, as available through the HOPE I Planning Grant Agreement; and

WHEREAS, the contract specifies scope of work, fees, and obligations of the architectural team, including resident outreach, training and hiring in accordance with all federal, state, and local regulations, and also an allowance to fund professional office/practice training of a minimum of two residents to be employed by the Architect, and at least three residents by their consultants;

and

WHEREAS, funding is available through the HOPE I Planning Grant Program, Comprehensive Grant Program, and Comprehensive Improvement Program budgets.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to enter into a contract with the architectural firm of Fisher-Friedman Associates.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

_____
Date

Commissioner Redd motioned to adopt Resolution (e) and Commissioner Meskunas seconded. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

ABSENT FOR VOTING: Larry K. Lee, Commissioner

Commissioner Allen motioned to table Resolution (e) and Commissioner Huggins seconded. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner

Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

ABSENT FOR VOTING: Larry K. Lee, Commissioner

There was no discussion on Resolution (e) and it was TABLED.

(f) RESOLUTION NO. ___

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE SAN FRANCISCO POLICE DEPARTMENT TO SET FORTH GUIDELINES IN THE ESTABLISHMENT OF THREE NEIGHBORHOOD RESOURCE CENTERS AT THE NORTH BEACH, POTRERO AND ALICE GRIFFITH PUBLIC HOUSING DEVELOPMENTS IN AN AMOUNT NOT TO EXCEED $800,000.00.

WHEREAS, the San Francisco Housing Authority is dedicated to providing an effective Community Policing program for it's residents by establishing Neighborhood Resource Centers through a collaborative of residents, SFPD, SFHA staff and community based organizations; and

WHEREAS, the San Francisco Police Department has provided services to the Authority by the creation of the SFPD Housing Unit, and special recreational activities which have benefitted public housing youth; and

WHEREAS, the Authority wishes to enhance the relationship among residents and the SFPD to establish a mutual understanding of the safety and security needs of public housing residents; and

WHEREAS, the crime statistics, illegal drug activity and other criminal activities have significantly decreased since the presence of the SFPD Special Housing Unit; and

WHEREAS, funding for these services is available from the 1994 Drug Elimination Program.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a Memorandum of Understanding with the San Francisco Police Department in an amount not to exceed $800,000 except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

_____
Date

Commissioner Redd motioned to adopt Resolution (f) and it was seconded by Commissioner Huggins. Commissioner Huggins motioned for an amendment to Resolution (f) to separate the North Beach Development from the Potrero Hill and Alice Griffith Developments in order to expedite the funds for the latter two. She suggested that the issue be addressed at the next Commission meeting. It was seconded by Commissioner Carpeneti. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

ABSENT FOR VOTING: Larry K. Lee, Commissioner

Resolution (f) was TABLED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Lyle Norbert, Hunters View Development
Reverend Willie F. Carter, Jr., Hunters View Development
Eva Mae Williams, Robert B. Pitts Plaza
Kris Faatani, Family Hope Center
Espanola Jackson
Rosemary Jose
Rosalina Carter
Kevin Robinson
Christine Neal, Alice Griffith Development
Duane Breaux, Alice Griffith Development

Malik Rakim
Jeffrey Branner

13. EXECUTIVE SESSION:

The Executive session was cancelled at Commissioner Allen's request.

14. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of March 23, 1995 was adjourned by Commissioner Meskunas at 9:05 p.m. by consensus. The next Regular meeting has been scheduled for April 13, 1995 at 440 Turk Street.

Barbara R. Meskunas
President

Ted Dienstfrey
Interim Secretary and Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

March 28, 1995

PUBLIC NOTICE OF SPECIAL MEETING

A Special Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., in the Commission Room, on Thursday, March 30, 1995 at 440 Turk Street, San Francisco, California. This Meeting is authorized under Article III, Section III of the ByLaws of the San Francisco Housing Authority.

Ted Dienstfrey
Interim Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

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4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

A SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, MARCH 30, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Special Meeting Held:
Thursday, March 30, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

2. APPROVAL OF AGENDA:

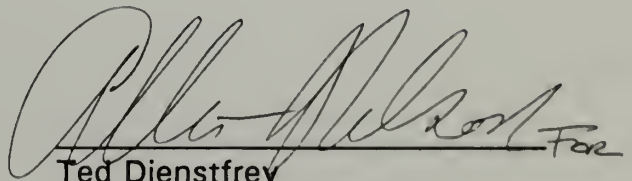
NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 2/23/95 as part of Resolution 4423.

3. PUBLIC COMMENT ON AGENDA ITEMS:

4. AGENDA ITEM:

To Submit and act upon the Application to the Department of Housing and Urban Development (HUD) for the Urban Revitalization Planning Grant Funding for North Beach Development CAL 1-11.

5. ADJOURNMENT:



Ted Dienstfrey
Interim Executive Director

SAN FRANCISCO HOUSING AUTHORITY

March 30, 1995

The minutes for the special meeting are missing

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

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April 7, 1995

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will meet at 4:00 p.m., Thursday, April 13, 1995 in the Commission Room at 440 Turk Street, San Francisco, California, 94102.

During the Regular meeting, the Commission will adjourn to a closed session to confer with outside Legal Counsel on anticipated litigation. The Commission will discuss communications received from attorneys representing four dismissed employees claiming that the dismissals are illegal and unless set aside by the Commission will be challenged in litigation. The Commission will discuss significant exposure to litigation pursuant to Government Code 54956.9(b).

Ted Dienstfrey
Interim Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, APRIL 13, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, April 13, 1995

440 Turk Street
San Francisco, CA 94102

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1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

Re-appointment of Commissioner Richard Carpeneti

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

(e) Resolution - Authorizing the Interim Executive Director to Enter into a Contract for Architectural Services with the Firm of Fisher-Friedman Associates, Architects, in Association with Miller Simmons Design Group, Architects, for the Potrero Hill Terrace (CAL 1-2) and Potrero Hill Annex (CAL 1-10) Master Planning in the Not to Exceed Amount of $230,000.00 *(tabled 03-23-95)*

11. NEW BUSINESS:

(a) Resolution - Authorizing Staff to Prepare Advertisements in an Amount Not to Exceed $10,000 in an Effort to Aid the Commission in Conducting a Nationwide Search to Find a Candidate to Fill the Vacant Position of Executive Director

(b) Resolution - Authorizing Staff to Prepare a Request for Qualifications for a National Search Firm in an Effort to Aid the Commission in Conducting a Nationwide Search to Find a Candidate to Fill the Vacant Position of Executive Director

(c) Resolution - Authorizing the Submission of Application for Section 8 Rental Voucher and Certificate in Fiscal Year 1995 Fair Share Funding and for Authority to Execute the Annual Contributions Contract if such Application is Approved

(d) Resolution - Authorizing the Submission of Application for Section 8 Certificate Funding for the Family Unification Program, and for Authority to Execute the Annual Contributions Contract is such Application is Approved

(e) Resolution - Approving Superseding Part I and New Part II of Section 8 Housing Certificate Program Annual Contributions Contract No. SF-618 Project No. CA 39-E001-036 and Authorizing Execution

(f) Resolution - Ratifying a Purchase Order with National Guardian Security Services Corporation for Automatic Fire Sprinkler Alarm Monitoring and Maintenance Services in an Amount Not to Exceed $28,000.00

(g) Resolution - Authorizing the Interim Executive Director to Enter Into a Contract with San Francisco League of Urban Gardners (SLUG) for a Mentorship Program at the Alemany and Hunter's View Housing Developments in an Amount Not to Exceed $42,500.00

(h) Resolution - Authorizing the Interim Executive Director to Increase the Encumbrance of Purchase Order No. 50210 with the Xerox Corporation in an Amount Not to Exceed $9,000.00

(i) Resolution - Authorizing the Submission of an Application to the Department of Housing and Urban Development (HUD) for the Urban Revitalization Implementation Grant Funding for Potrero Terrace Development CAL 1-2 and Potrero Annex Development CAL 1-10

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

During the Regular meeting, the Commission will adjourn to a closed session to confer with outside Legal Counsel on anticipated litigation. The Commission will discuss communications received from attorneys representing four dismissed employees claiming that the dismissals are illegal and unless set aside by the Commission will be challenged in litigation. The Commission will discuss significant exposure to litigation pursuant to Government Code 54956.9(b).

14. ADJOURNMENT:

Ted Dienstfrey
Interim Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, April 13, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, April 13, 1995 at 4:40 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Hadie Redd, Commissioner

A quorum was present.

ALSO PRESENT: Ted Dienstfrey, Interim Secretary/Executive Director
Marie Corlett Blits, Deputy City Attorney, City and County of San Francisco

2. APPROVAL OF AGENDA:

Commissioner Meskunas moved for an amendment to the Agenda to have Item No. 13, Executive Session, moved to 6:00 p.m. since an attorney was to be present during the session.

Commissioner Meskunas then announced that Resolution (g) was being withdrawn from the Agenda for two weeks at the request of staff because of uncertainty of correct processing; however, public comment would take place for those who would not be able to attend the meeting on April 27. Commissioner Huggins requested an amendment to Resolution (g), separating this resolution into two separate resolutions, one for each development. She also suggested that, in the future, developments each have their own resolution. Mr. Dienstfrey concurred. Commissioner Huggins also stated that she had expected the resource centers to be back on the Agenda and requested that it be returned to the Agenda. Commissioner Meskunas asked Mr. Dienstfrey to report on that item in his Secretary's Report at the next

Commission meeting.

Commissioner Carpeneti motioned to approve the amendments and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Hadie Redd, Commissioner

NAYS: None.

The AMENDMENTS to the Agenda were UNANIMOUSLY APPROVED.

Commissioner Meskunas motioned for an approval of the amended Agenda and Commissioner Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Hadie Redd, Commissioner

NAYS: None.

The Agenda was UNANIMOUSLY APPROVED as AMENDED.

3. APPROVAL OF MINUTES:

Commissioner Huggins motioned to approve the Minutes and Commissioner Lee seconded the motion. Commissioner Carpeneti asked to augment the Minutes of the March 23, 1995 Commission meeting, on Page 4, No. 6, regarding the Site and Design Committee report. He stated that the RMC of North Beach approved Resolution No. 4442 passed at the Special Meeting held on March 30, 1995 as the deadline was April 1 and if the matter was not passed at the meeting of March 23, the Housing Authority would not receive the $400,000 grant. Commissioner Meskunas noted a correction to the minutes of March 23, which reflected Commissioners Meskunas and Carpeneti as voting AYE on Resolution (e) to table this

resolution. The minutes were corrected to reflect that Commissioners Meskunas and Carpeneti voted NAY, with Commissioners Allen, Huggins, Redd and Palega voted AYE. Commissioner Lee was absent. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner Hadie Redd, Commissioner
ABSTAIN:	Karen Huggins, Commissioner

The Minutes were APPROVED as AMENDED.

Commissioner Allen motioned to approve minutes of the Special Meeting of March 30, 1995 and Commissioner Palega seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Jan Allen, Commissioner Karen Huggins, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner Hadie Redd, Commissioner
ABSTAIN:	Richard Carpeneti, Vice President

Commissioner Carpeneti abstained because he was not present at the Special Meeting. The Minutes were APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Huggins attended a Housing Authority Risk Retention Group seminar on April 12 at the Sheraton Fisherman's Wharf. She reported efforts were made at this seminar to improve and address safety issues at both the workplace and the SFHA developments. She asked Mr. Charlie Williams, Safety Supervisor, to serve on a safety task force and requested that residents also serve.

Commissioner Huggins also requested that staff peruse a proposal in conjunction with Parks & Recreation for Late Night R.U.S.H. She also stated that a Comprehensive Grant meeting has been scheduled at 5:00 p.m. on April 24, 1995 at 455 Golden Gate Avenue, Room 1194 San Francisco. She suggested that bids should be submitted at that time toward a fund in the

amount of $24,773,073.00. She requested that everyone attend the People's Earth Day celebration that will be held from 10:00 a.m. to 5:00 p.m. on April 22 at 4701 Third Street, Bayview Opera House, Hunter's Point Development.

Commissioner Allen stated she would like to attend the NAHRO's Pacific Southwest Regional Council Annual Spring Conference scheduled for May 20 - 23, 1995 in San Francisco.

Commissioner Meskunas stated that she had received letters in support of HOPE VI and read the following letter from Mayor Frank Jordan:

"April 12, 1995

Barbara Meskunas, President
San Francisco Housing Authority Commission
440 Turk Street
San Francisco, CA 94102

Re: Potrero Terrace/Potrero Annex HOPE VI Grant

Dear President Meskunas:

I'm writing you and your fellow Commissioners to strongly urge you to apply for the HOPE VI $50 million implementation grant for Potrero Terrace and Potrero Annex. In the best of all worlds we would have more time to consider various alternatives prior to the submission of this grant application. However, these are not normal times and we must be willing to move forward quickly when there is the opportunity to obtain a $50 million grant that could be leveraged to over $100 million of construction for the benefit of San Francisco Housing Authority (SFHA) residents and our City. If we obtain this grant, it would free up the diminishing supply of Comprehensive grant funds for other needed capital improvements. If we obtain this grant, it would provide us with the opportunity of providing new decent and safe housing units for our existing and future housing authority residents.

I know that if you agree with me and decide to move forward with this grant application that an enormous amount of additional work must be done before construction can begin. What you have before you is a schematic plan that shows that all of the existing 606 units could be rebuilt without any off-site relocation. This schematic plan gives me comfort that the rebuilding could be done with a minimum amount of disruption in the lives of the existing residents. However, a great deal of work must done before a final plan can be approved by the San Francisco Housing Authority Commission, the San Francisco Planning Commission, and HUD. Moving forward with the grant application is the first step in a long and complicated process. We should not be afraid to take this first step.

In a similar manner, I realize that at this time you do not have a definite proposal of the ownership of the proposed rebuilt community. It is my understanding that in order to leverage the $50 million grant to over a $100 million of construction, ownership of the new improvements should be a yet to be created partnership of a non-profit group such as BRIDGE and the residents.

This type of joint non-profit and resident ownership would also move us into the area of much greater resident responsibility for day to day management. I think we all agree that we should move in an orderly way to greater resident responsibility for management. While it is clear to me that San Francisco Housing Authority can protect the long term public interest through the conditions of a ground lease, it is also clear to me that a great deal of effort will be needed to create the appropriate form of ownership. I believe that if we understand and agree to the goal of creating decent and safe housing, individuals of goodwill can create the appropriate form of ownership after the grant application is submitted. If I am wrong and we cannot at a later date agree on the form of ownership, management, and design, we will have ample opportunity to stop the process at a later date. If we do not move forward at this time, it may be many years before we have the opportunity to obtain the funds to create the necessary decent and safe housing for San Francisco Housing Authority residents.

Prior to appointing each of you to the San Francisco Housing Commission I asked each of you if you agreed that it was necessary to rebuild the distressed SFHA housing projects. You all agreed that the rebuilt Robert B. Pitts was a far more desirable place to live than many of the existing badly designed projects. I now am asking you to honor your commitment that you would act boldly to move the SFHA into the 21st Century. Applying for the $50 million grant is an opportunity that we should not let pass. The task ahead is difficult, but the goal should be unambiguously clear - we should move forward whenever and wherever we can to build decent and safe housing for SFHA residents.

Sincerely,

/s/Frank M. Jordon
Frank M. Jordan
Mayor

FMJ:td

cc: San Francisco Housing Authority Commissioners"

Commissioner Meskunas stated there was another letter received from the Corporation of National Service to the Commissioners of the Housing Authority:

"April ~~10,~~ 1995

Commissioners of Public Housing
San Francisco Housing Authority
440 Turk Street
San Francisco, CA 94102

Honorable Commissioners:

On behalf of the Corporation of National Service, Hope VI Program, this correspondence formally serves to inform you of the upcoming Corporation of National Service Hope VI National Conference. The conference which is entitled "Uniting Communities: focuses on self-help in public housing and will be held in San Francisco on June 21-24, 1995.

Ms. Bel Belen and myself have been hired as the planning consultants for the conference. We are looking forward to working the commission, housing authority staff and residents regarding planning the specific content and activities associated with the event.

Please contact either Bel Belen or myself if you would like us to make an official presentation before the Commission.

Very truly yours,

/s/Sharon Hewitt
Sharon Hewitt

/s/Bel Belen
Bel Belen

cc: Ted Dienstfrey"

Commissioner Meskunas reported on the HOPE VI Conference she attended in Washington, D.C. She stated that HUD confirmed that there will be changes there, with both Republican and Democratic plans. She read excerpts from a report of Mr. Kevin Marchman which stated, "There will be a change, make no doubt about it" and "Most people are in denial, but things are going to change. We're not going to be relying on the operating subsidies as we have for the last 50 years, or the last 30 years anyway, but we're going to have to live within our means." Commissioner Meskunas continued, stating that Mr. Marchman said in his report, "There is no more important program at HUD right now, than what's going on in HOPE VI That's the only program that the Republicans didn't cut any money from in this year's budget. HOPE VI is their priority, the stakes at HUD have never been higher and the survival of HUD depends on how well we do with HOPE VI around the country...In the next 6-9 months, they

are going to push this Agency and other agencies who are recipients of these grants as hard as they can. HOPE VI is the last chance for public housing in this country." Commissioner Meskunas stated that those public housing agencies that do not modernize will eventually lose their properties, due to having to bring them up to code, receiving citations, or will have to close them down. Public housing will not exist if there is no modernization. She continued by stating that was why these grants were so important, and that the Mayor, Mr. Dienstfrey and the majority of the Commission wanted to move forward on this issue.

Commissioner Huggins announced from a flyer to public housing residents that a "National Day of Protest" would be held in San Francisco, New York City, Los Angeles, Boston and Chicago on Saturday, May 6. The rally begins at 11:00 a.m. at Delores Park. Jesse Jackson is to be the keynote speaker.

Commissioner Huggins added she inadvertently left out Alice Griffith Development, in regards to the resource center, and wanted that item added back on the Agenda.

In response to a query from Commissioner Allen regarding the HOPE VI vs. home-ownership programs, Mr. Dienstfrey stated that this issue has been present for the past few years and representatives from Hunter's View and Westbrook developments have asked the Housing Authority to consider a program to be brought before the Commission. He stated that an evaluation is in the works and nothing can be undertaken on an issue of this magnitude unless more research is done and it is brought before the Commission for advice and policy. One aspect of the program would be working with the residents to increase their annual income to approximately $20,000.00 annually, which is the minimum level at which home ownership can start. Secondly, there would have to be decent units for residents to purchase. No recommendations are forthcoming at this time.

Commissioner Huggins stated that a Dwelling Lease meeting will be held from 10:00 a.m. to 2:00 p.m. at 455 Golden Gate Avenue, Room 1194, San Francisco, on April 27. She added that there is a Charter Reform Committee from Supervisors Mabel Teng, Leal, and Kaufman. The public can call (415) 554-4447 for more information.

Commissioner Palega recommended that a letter of commendation from the Executive Director go into the files of Mr. Derrald Etheley, Mr. Al Nelson and Mr. Ashley Rhodes, thanking them for their hard work on the special meeting at North Beach to gain resident approval of a $400,000.00 Planning Grant. Commissioner Meskunas requested that the appropriate Planning and Design staff, namely Barbara Smith and Lisa Dollard be commended as well. Mr. Dienstfrey concurred.

5. REPORT OF SECRETARY:

Mr. Dienstfrey stated that there is a major movement to do away with HUD in Washington.

Therefore, the SFHA should be moving as fast as possible to procure the remaining available resources for improvements. Two items on the Agenda deal with a search for a new Executive Director. Mr. Dienstfrey stated he is not a candidate for the executive director. He explained that in the time he has left, he has to give very difficult advice to the Commission and he wants no one to think that this advice is slanted because of the executive director position. Secondly, he stated, he wasn't sure that his temperament was one that was suited for the position.

Mayor Jordan asked him to come to the SFHA because the Mayor thought that the HOPE VI developments were off track and that there was a chance that these necessary redevelopments might not move forward. And, with the unanimous support of the Board of Supervisors, the Mayor also wanted the Hayes Valley redevelopment to move forward. The Mayor also wanted the SFHA to seek out any other opportunity for funding that was available. Mr. Dienstfrey stated that if the Housing Authority was unable to rehouse every resident at the HOPE VI sites at Yerba Buena Plaza East or at Bernal, he would strongly recommend not to proceed.

Mr. Dienstfrey then reported on difficult maintenance problems at both Bernal and Plaza East. At Bernal in his presence, a maintenance worker swept a concrete patio twice without removing all of the glass. At Plaza East, water was swept into courtyard from the stairwell in the never-ending effort to disinfect the stairwells.

Mr. Dienstfrey stated that he was seeking advice on how to handle the racial and gender issues that seem to exist within staff. He also reported that friends have been receiving inquiries as to whether or not he is a racist. He stated that he would try to deal with all of these issues in an orderly way. In his opinion, while staff was trying to work as a team, it had not yet reached that goal.

Mr. Dienstfrey announced that the Mayor's office had sworn in Commissioner Carpeneti for an additional term of office as a Commissioner and that the Housing Authority had received all necessary documents. Commissioner Redd moved that the documents be accepted and filed and Commissioner Palega seconded the motion. Commissioner Allen interrupted the vote to state that the seat of Commission Vice Chair was left vacant. Commissioner Meskunas clarified that the reappointment of Richard Carpeneti was for another four-year term as a Commissioner and did not leave a vacancy since Commissioners serve until their replacements are sworn in. Marie C. Blits, Esq., stated that the voting process for the seating of a Commissioner is merely a formality and custom; and therefore, of no legal significance. She stated that the Commission has no disgression to accept or reject Richard Carpeneti as a Commissioner. A roll call vote was taken on accepting and filing notification of Commissioner Carpeneti's reappointment.

Richard Carpeneti, Vice President YES

Jan Allen, Commissioner	NAY
Karen Huggins, Commissioner	YES
Hadie Redd, Commissioner	YES
Larry K. Lee, Commissioner	YES
Sululagi Palega, Sr., Commissioner	YES
Barbara R. Meskunas, President	YES

Commissioner Redd motioned that Commissioner Carpeneti be reseated as a member of the Housing Authority and Commissioner Meskunas seconded the motion. A roll call vote was taken.

Richard Carpeneti, Vice President	YES
Jan Allen, Commissioner	NAY
Karen Huggins, Commissioner	YES
Hadie Redd, Commissioner	YES
Larry K. Lee, Commissioner	YES
Sululagi Palega, Sr., Commissioner	YES
Barbara R. Meskunas, President	YES

At this point Commissioner Allen rescinded her NAY vote on the previous motion to have documents from the Mayor's office accepted and filed.

Commissioner Meskunas stated that elections for Commission offices are scheduled for the second Commission meeting in May.

Commissioner Lee stated that monies are needed for the maintenance department since the developments are understaffed and since there is no money going towards remodeling, repiping, painting, etc. He commended the managers for doing a great job under the circumstances.

Commissioner Huggins requested a list of staff under both the Interim Executive Director and Chief of Staff and Operations. She stated that problems in maintenance stem from a lack of communication between the Housing Authority and the outside Maintenance Departments. She felt that reports were not getting to the Maintenance Department from the Housing Authority and Egbert in a timely fashion.

6. COMMITTEE REPORT:

Commissioner Carpeneti stated that the Site and Design Committee met and he agreed with Commissioner Huggins that; 1) he didn't want a lack of communication, and 2) "the Contract With America" is coming and read a portion of a report from Henry Cisneros of HUD, which said that a key component of a revised HUD would be phasing out direct public housing

subsidies to housing agencies in favor of vouchers to residents. Mr. Cisneros also said that the new voucher system would give low-income people the right to choose where they would live and would make public housing citizens more competitive by forcing housing agencies to compete for business. Commissioner Carpeneti stated that is the reason why the Site and Design Committee unanimously voted to pass Resolution (e) and (i). If these resolutions do not pass, he stated, nothing would be done and the same housing on Portrero Hill would be there for the next twenty years. If we keep procrastinating in San Francisco, he stated, we would lose the funding.

At this point, comments from the audience made it difficult for the Commission to continue their discussion. After several warnings from Commissioner Meskunas, a 15 minute recess was called at 5:45 p.m. The Commission did not reconvene after the recess, and instead adjourned into Executive Session at 6:00 p.m.

Commissioner Meskunas reconvened the meeting at 7:25 p.m. Her report regarding Executive Session appears under Item No. 13.

Commissioner Carpeneti continued on his Site and Design report, and stated that Commissioner Meskunas and Commissioner Carpeneti voted in favor of Resolution (e) and Commissioner Lee abstained. The vote was the same for Resolution (i).

Commissioner Redd reported at the Health and Safety Committee meeting that Deputy Director Lori Feazell and Captain Michael Knapp of San Francisco Animal Control updated the Committee on the dogs running loose on the properties. He stated that the animal control unit needed support of the residents in informing them of animals of any kind being present. S.F.P.D. Officer Julian Hill gave a presentation offering his help to the unit and the residents.

Commissioner Huggins stated that response from staff regarding the Wedge Roofing contract was still forthcoming and wanted an update. The Modernization department cost estimate is $280,000.00 for installation of wall heaters and flues at Potrero Hill Annex. Ms. Barbara Smith stated that a response from HUD was expected within two weeks and she reported that staff reevaluate the estimate. The reevaluated cost estimate amount came to $166,000.00. She stated replacement of the wall heaters would move ahead as soon as SFHA received the approval from HUD.

7. REPORT OF COUNSEL:

Debrenia Madison, Esq., Assistant Legal Counsel, stated that she had no new matters to report. A report was made on "Late Night R.U.S.H.".

8. TENANT REPRESENTATIVE REPORT:

Ms. Juanita Marshall, President of PHTA, reported that the S.F.P.D. held an Easter Egg Hunt for resident children. Also, resident children needed to pay $12 for insurance to attend a track and field event in San Jose, and some were unable to pay the insurance. She thanked the Task Force for their efforts with the children. Reverend Willie Carter stated that representatives from PHTA, residents from CORMC and other developments attended a joint meeting to put together a letter addressed to the Commission and the Interim Executive Director with their concerns.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Rev. Willie F. Carter, Hunter's View Development
SLUG Youth Garden Internship Participants
Kevin Robinson, SLUG
Joshua Bloom, SLUG
Waymond Nichols, Potrero Hill Annex Development
Brenda Henry, Potrero Hill Annex Development
Dorothy Minkens, Potrero Hill Annex Development
Waymond Nichols, Jr., Potrero Hill Annex Development
Charlotte Harris, Potrero Hill Annex Development
Patricia Bailey, Potrero Hill Annex Development
Paulette Spencer, Potrero Hill Development
Oscaryne Williams, Potrero Hill Development
Starr Williams, Potrero Hill Development
Mac Burton, Potrero Hill Development
Cynthia Waters, Potrero Hill Development
Bessie Crockett, Valencia Gardens Development
Babette Drefke
Malik Rahim

10. UNFINISHED BUSINESS:

(e) RESOLUTION NO. 4443

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT FOR ARCHITECTURAL SERVICES WITH THE FIRM OF FISHER-

FRIEDMAN ASSOCIATES, ARCHITECTS, IN ASSOCIATION WITH MILLER SIMMONS DESIGN GROUP, ARCHITECTS, FOR THE POTRERO HILL TERRACE (CAL 1-2) AND POTRERO HILL ANNEX (CAL 1-10) MASTER PLANNING IN THE NOT-TO-EXCEED AMOUNT OF $230,000.00

WHEREAS, the San Francisco Housing Authority (SFHA) solicited proposals from experienced architects and their consultants for the purpose of providing master planning documents for the Potrero Hill Terrace and Annex through the HOPE I Planning Grant; and

WHEREAS, the Resolution 4386 authorizing the Executive Director to negotiate a Contract for Architectural Master Planning Services with the firm of Fisher-Friedman Associates, Architects, in association with Miller Simmons Design Group, was approved by the Commission on November 28, 1994; and

WHEREAS, the SFHA New Construction Department has negotiated a fee for the not-to-exceed amount of $230,000, as available through the HOPE I Planning Grant Agreement; and

WHEREAS, the contract specifies scope of work, fees, and obligations of the architectural team, including resident outreach, training and hiring in accordance with all federal, state, and local regulations, and also an allowance to fund professional office/practice training of a minimum of two residents to be employed by the Architect, and at least three residents by their consultants; and

WHEREAS, funding is available through the HOPE I Planning Grant Program, Comprehensive Grant Program, and Comprehensive Improvement Program budgets.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to enter into a contract with the architectural firm of Fisher-Friedman Associates.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

April 13, 1995
Date

Commissioner Lee stated that his concerns regarding this resolution had been resolved and that he was going to vote in favor of Resolution No. 4443. The architects plan to hire, train and pay residents for their planning and designing work. Commissioner Carpeneti motioned to adopt Resolution No. 4443 and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Hadie Redd, Commissioner

NAYS: None.

Resolution No. 4443 was UNANIMOUSLY ADOPTED.

11. NEW BUSINESS:

(a) RESOLUTION NO._____

RESOLUTION AUTHORIZING STAFF TO PREPARE ADVERTISEMENTS IN AN AMOUNT NOT TO EXCEED $10,000 IN AN EFFORT TO AID THE COMMISSION IN CONDUCTING A NATIONWIDE SEARCH TO FIND A CANDIDATE TO FILL THE VACANT POSITION OF EXECUTIVE DIRECTOR

WHEREAS, on February 3, 1995, then Executive Director resigned his position effective immediately; and

WHEREAS, on February 7, 1995 the Housing Authority Commission authorized Ted Dienstfrey to act as Interim Housing Authority Director; and

WHEREAS, it is the desire of the Commission to fill the position of Executive Director in a timely process; and

WHEREAS, the Commission wishes to direct staff to prepare advertisements and place said advertisements in appropriate trade journals in an effort to aid the Commission in its search for an Executive Director for the San Francisco Housing Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission authorize staff to prepare advertisements to be placed in appropriate journals in an amount not to exceed $10,000 in order to assist the Commission in its search for an Executive Director.

2. The qualified respondents be forwarded to the Commission for selection.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Debrenia F. Madison
Assistant Legal Counsel

_____
Date

Commissioner Carpeneti motioned to table Resolution (a) and Commissioner Allen seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Hadie Redd, Commissioner

NAYS: None.

There was no discussion on the motion to table. Resolution (a) was UNANIMOUSLY TABLED.

(b) RESOLUTION NO. 4444

RESOLUTION AUTHORIZING STAFF TO PREPARE A REQUEST FOR QUALIFICATIONS FOR A NATIONAL SEARCH FIRM IN AN EFFORT TO AID THE COMMISSION IN CONDUCTING A NATIONWIDE SEARCH TO FIND A CANDIDATE TO FILL THE VACANT POSITION OF EXECUTIVE DIRECTOR

WHEREAS, on February 3, 1995, then Executive Director resigned his position effective immediately; and

WHEREAS, on February 7, 1995 the Housing Authority Commission authorized Ted Dienstfrey to act as Interim Housing Authority Director; and

WHEREAS, it is the desire of the Commission to fill the position of Executive Director in a timely process; and

WHEREAS, the Commission wishes to hire the expertise of a reputable search firm with experience in nationwide searches for qualified candidates.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission authorize staff to prepare a request for qualifications of national search firms.

2. The qualified respondents be forwarded to the Commission for selection.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

April 13, 1995
Date

Commissioner Carpeneti motioned to table Resolution No. 4444 an Commissioner Redd seconded the motion. A roll call vote was taken.

Richard Carpeneti, Vice President	YES
Jan Allen, Commissioner	YES
Karen Huggins, Commissioner	NO
Hadie Redd, Commissioner	NO
Larry K. Lee, Commissioner	NO
Sululagi Palega, Sr., Commissioner	NO
Barbara R. Meskunas, President	NO

Commissioner Redd motioned to adopt Resolution No. 4444 and Commissioner Huggins seconded the motion. Commissioner Carpeneti stated that there were bigger issues to deal with at this time. Commissioner Meskunas explained that they were not retaining a search firm, but putting together

a Request for Qualifications. Commissioner Huggins stated that the Housing Authority should move forward on this issue and hire someone that actually cared about the agency and was more suited in temperament. Commissioner Lee concurred. The vote was:

AYES:	Barbara R. Meskunas, President Karen Huggins, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner Hadie Redd, Commissioner
NAYS:	Richard Carpeneti, Vice President Jan Allen, Commissioner

Resolution No. 4444 was ADOPTED.

(c) RESOLUTION NO. 4445

RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATION FOR SECTION 8 RENTAL VOUCHER AND CERTIFICATE IN FISCAL YEAR 1995 FAIR SHARE FUNDING, AND FOR AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTIONS CONTRACT IF SUCH APPLICATION IS APPROVED

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on March 3, 1995, the Department of Housing and Urban Development (HUD) invited the San Francisco Housing Authority to submit an application for Housing Certificates and Vouchers, and

WHEREAS, the application must be received by HUD no later than 3:00 p.m., on May 2, 1995. This short application period warrants immediate Board action; and

WHEREAS, the Authority desires to submit application for these funds and the authority to execute the Annual Contributions Contract by the Acting Executive Director of the San Francisco Housing Authority; and

WHEREAS, this action must be approved by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority approves the submission of application for Section 8 Certificate and Voucher funding and authorizes the Acting Executive Director of the San Francisco Housing Authority to execute the Annual Contributions Contract, if such application is approved.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

April 13, 1995
Date

Commissioner Carpeneti motioned to adopt Resolution No. 4445 and Commissioners Huggins seconded the motion. Commissioner Allen asked what was a Fair Share funding and how much money was left in Section 8 surplus. Mr. Dienstfrey explained to Commissioner Allen and a discussion ensued, however, Commissioner Allen stated she still did not understand the entire issue and that she would abstain. The vote was:

AYES:	Barbara R. Meskunas, President Karen Huggins, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner Hadie Redd, Commissioner
ABSTAIN:	Jan Allen, Commissioner
ABSENT FOR VOTING:	Richard Carpeneti, Vice President

Resolution No. 4445 was ADOPTED.

(d) RESOLUTION NO. 4446

RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATION FOR SECTION 8 CERTIFICATE FUNDING FOR THE FAMILY UNIFICATION PROGRAM, AND FOR AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTIONS CONTRACT IF SUCH APPLICATION IS APPROVED

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on March 3, 1995, the Department of Housing and Urban Development (HUD) invited the San Francisco Housing Authority to submit an application for fifty (50) Section 8 Certificates targeted specifically for the Family Unification Program; and

WHEREAS, the application must be received by HUD no later than 3:00 p.m., on May 17, 1995. This short application period warrants immediate Board action; and
WHEREAS, the Authority desires to submit application for these funds and the authority to execute the Annual Contributions Contract by the Acting Executive Director of the San Francisco Housing Authority; and

WHEREAS, this action must be approved by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority approves the submission of application for Section 8 Certificates and the Acting Executive Director is authorized to execute the Annual Contributions Contract, if such application is approved.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

April 13, 1995
Date

Commissioner Huggins motioned to adopt Resolution No. 4446 and Commissioners Redd seconded the motion. Commissioner Allen stated that she would abstain until she understood the issue. The vote was:

AYES: Barbara R. Meskunas, President
Karen Huggins, Commissioner
Larry K. Lee, Commissioner

Sululagi Palega, Sr., Commissioner
Hadie Redd, Commissioner

ABSTAIN: Jan Allen, Commissioner

ABSENT FOR VOTING: Richard Carpeneti, Vice President

Resolution No. 4446 was ADOPTED.

(e) RESOLUTION NO. 4447

RESOLUTION APPROVING SUPERSEDING PART I AND NEW PART II OF SECTION 8 HOUSING CERTIFICATE PROGRAM ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618 - PROJECT NO. CA-39-E001-036 AND AUTHORIZING EXECUTION

The Housing Authority of the City and County of San Francisco ("PHA") entered into a Section 8 Annual Contributions Contract ("ACC") on December 23, 1975, as amended, with the United States of America ("Government").

The Section 8 ACC must now be revised so that it will consist of the following counterparts:

a. Superseding Part I of the ACC, HUD 52520B (August, 1988), applicable to the Section 8 Existing Housing Certificate Program.

b. New Part II of the ACC, HUD 52520E (Jan. 1990), applicable to Section 8 Existing Housing Certificate Program and Section 8 Existing Housing Voucher Program.

BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The superseding Part I Section 8 ACC and the New Part II of the ACC for the Housing Certificate Program and the Housing Voucher Program are hereby approved and accepted. The Interim Executive Director is hereby authorized and directed to execute the counterparts of the ACC on behalf of the PHA, and the Secretary is hereby authorized to impress the official seal of the PHA on each such counterpart and to forward such executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

April 13, 1995
Date

Commissioner Huggins motioned to adopt Resolution No. 4447 and Commissioners Redd seconded the motion. Commissioner Allen stated that she would abstain until she understood the issue. The vote was:

AYES:	Barbara R. Meskunas, President Karen Huggins, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner Hadie Redd, Commissioner
ABSTAIN:	Jan Allen, Commissioner
ABSENT FOR VOTING:	Richard Carpeneti, Vice President

Resolution No. 4447 was ADOPTED.

(f) RESOLUTION NO. 4448

RESOLUTION RATIFYING A PURCHASE ORDER WITH NATIONAL GUARDIAN SECURITY SERVICES CORPORATION FOR AUTOMATIC FIRE SPRINKLER ALARM MONITORING AND MAINTENANCE SERVICES IN AN AMOUNT NOT TO EXCEED $28,000.00

WHEREAS, the San Francisco Fire Department requires the Housing Authority to provide twenty-four (24) hour per day monitoring and maintenance of the automatic fire sprinkler systems by certified companies at the properties identified as Bernal Dwellings, Hayes Valley Site A, Hayes Valley Site B, Hayes Valley Site C, Robert B. Pitts Plaza, 25 Sanchez Street and 227 Bay Street; and

WHEREAS, the Authority is not certified, nor has the equipment or trained staff necessary to provide such monitoring; and

WHEREAS, the Authority had a contract with National Guardian Security Services Corporation for

the fire sprinkler monitoring and maintenance services that expired on September 30, 1994; and

WHEREAS, due to the importance and the need to continue to have the twenty-four (24) hour per day monitoring and maintenance service of these fire sprinkler systems, Housing Staff has authorized National Guardian to continue this service without a new contract until a new request for proposal can be issued and an award recommendation is made to the Commission; and

WHEREAS, National Guardian Security Services has shown good faith and provided continuous service to the Authority resulting in outstanding unpaid invoices; and

WHEREAS, Authority Staff will be soliciting proposals and make a contract award recommendation to the Commission on or before June of 1995, for the remainder of Fiscal Year 1994-1995; and

WHEREAS, funding for the services described herein has been approved as part of the Authority's Operating Budget for Fiscal Year 1994-1995.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The purchase order with National Guardian Security Services Corporation is hereby ratified in an amount not to exceed $28,000.00.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

April 13, 1995

Commissioner Redd motioned to adopt Resolution No. 4448 and Commissioner Lee seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Karen Huggins, Commissioner
Jan Allen, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Hadie Redd, Commissioner

NAYS: None.

ABSENT FOR VOTING: Richard Carpeneti, Vice President

Resolution No. 4448 was ADOPTED.

(g) RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH THE SAN FRANCISCO LEAGUE OF URBAN GARDENERS (SLUG) FOR MENTORSHIP PROGRAM AT THE ALEMANY AND HUNTER'S VIEW HOUSING DEVELOPMENTS IN AN AMOUNT NOT TO EXCEED $42,500.00

WHEREAS, the Authority wishes to contract for a mentorship program at its Alemany and Hunter's View Developments; and

WHEREAS, the program will provide mentors for the youth at the Alemany and Hunter's View Developments; and

WHEREAS, the program will provide valuable skills in landscaping and gardening; and

WHEREAS, food from the gardens will provide families of the developments with fresh produce; and

WHEREAS, SLUG has been providing services for youth at the Alemany and Hunter's View Developments that have been both valuable and successful; and

WHEREAS, funding to the services described herein is provided for in the 1994 Drug Elimination Program grant.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute a contract with the San Francisco League of Urban Gardeners in an amount not to exceed $42,500.00 for the provision of a mentorship program at Alemany and Hunter's View.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____

Debrenia F. Madison
Assistant Legal Counsel

_____
Date

During the Approval of Agenda, Resolution (g) was withdrawn until the Commission meeting of April 27, 1995.

(h) RESOLUTION NO. 4449

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE ON PURCHASE ORDER NO. 50210 WITH THE XEROX CORPORATION IN AN AMOUNT NOT TO EXCEED $9,000.00

WHEREAS, the San Francisco Housing Authority has a maintenance contract with the Xerox Corporation for Xerox copier model 1090, located in the Reproduction Room at 440 Turk Street; and

WHEREAS, Purchase Order No. 50210 provided for maintenance costs of $9,000.00 for Fiscal Year 1994-95; and

WHEREAS, An unprecedented amount of copying requests have been received for mass mailings to residents, grant applications, copying for resident organizations (including fliers), training manuals and routine staff requests resulting in expenditures of $9,000.00 through February of 1995 and increasing the monthly copies produced from an average of 80,000 in March of 1994 to an average of 120,000 copies by March of 1995; and

WHEREAS, It is now necessary to increase the encumbrance of Purchase Order No. 50210 from to $9,000 to $18,000 to provide for maintenance costs for the period of February through September 1995; and

WHEREAS, Funding is available through the Fiscal Year 1995 Low Income Operating Budget and Section 8 administrative fees.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director be authorized to increase the encumbrance of Purchase Order No. 50210 in an amount not to exceed $9,000.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

April 13, 1995
Date

Commissioner Redd motioned to adopt Resolution No. 4449 and Commissioner Huggins seconded the motion. Commissioner Huggins wanted a brief explanation regarding the $9,000.00 expenditure, since there was a previous, large purchase order for Xerox Corporation. Lugenia Yates, Controller, explained that with increased costs for duplication, the residents are not charged to make copies at property offices and this is to cover those rising costs. Commissioner Huggins asked for a cost analysis between buying individual copy machines for resident associations versus the escalating costs. Ms. Yates stated that at different property offices, residents are allowed free copies, and they are also allowed to come to the Housing Authority for free copies. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Hadie Redd, Commissioner

NAYS: None.

Resolution No. 4449 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR THE URBAN REVITALIZATION IMPLEMENTATION GRANT FUNDING FOR POTRERO TERRACE DEVELOPMENT CAL 1-2 AND POTRERO ANNEX DEVELOPMENT CAL 1-10

WHEREAS, the U.S. Secretary of Housing and Urban Development has invited the San Francisco Housing Authority (Authority) to apply for an Urban Revitalization Demonstration Program (HOPE VI) Implementation Grant Application for up to $49,600,000; and

WHEREAS, the Authority has identified Potrero Terrace, CAL 1-2 and Potrero Annex, CAL 1-10

as the best qualified site for a HOPE VI Implementation Grant Application; and

WHEREAS, the HOPE VI Planning Grant funds the implementation of master planning and master planning will be done at the site funded by HOPE I Planning Grant funds:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The Interim Executive Director is authorized to submit a HOPE VI Implementation Grant Application to the U.S. Secretary of Housing and Urban Development for Potrero Terrace & Annex Development.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____

Debrenia F. Madison
Assistant Legal Counsel

_____

Date

Commissioner Carpeneti moved to adopt Resolution (i) and Commissioner Redd seconded the motion. Commissioner Redd stated his position was still the same despite opposition from constituents and residents. Mr. Dienstfrey stated that this is only the application for the grant and is only the beginning of a long, difficult process. This issue will come before the Commission many times for incremental approval.

Commissioner Huggins attended two meetings scheduled for Potrero Hill and some of her questions were not answered. She stated that she was there for the residents and if it was the last thing she did, it would be to save Potrero Hill. She commended the residents for their efforts and offers of assistance. Commissioner Huggins asked about the draft Memorandum Of Understanding in the proposed application. Mr. Dienstfrey stated that a Memorandum of Understanding is needed, but has not been signed. All that is required at this time is the form the MOU will take. At this time, neither residents or the Commission are being asked to oppose a specific MOU.

Commissioner Lee asked if there was a possibility of an extension for more time. Mr. Dienstfrey said there was not. Commissioner Lee asked if any the funds for the rest of the developments were present to build at this time. Ms. Barbara Smith confirmed that there were the HOPE VI funds, $18 million for Sunnydale, and that the Hayes Valley Development had applications pending. Commissioner Lee stated that he liked seeing the developments get redeveloped, and asked why the

Housing Authority did not go after grants as they did for the Robert B. Pitts. Ms. Smith stated that the HOPE VI funds for Bernal Dwelling and Plaza East would be rebuilt and managed under the Housing Authority. Commissioner Lee asked if there was another alternative to procure grants other than HOPE VI. Mr. Dienstfrey stated that there was not and one Commission vote didn't mean that it was a done deal. The Housing Authority was doing their best to find decent and affordable housing for more residents. Commissioner Lee asked for numbers in regards to the funding given to the engineers and architects in total, which he estimated to be over $2 million. In his opinion, the money could be put to better use elsewhere, such as for painters, and related programs. A discussion ensued with Mr. Dienstfrey regarding that mass planning was necessary before a final plan was approved. Commissioner Lee stated that little progress had been made to get new heaters for the residents at Potrero. Mr. Dienstfrey stated he agreed, and that the heater issue was not a new problem.

Commissioner Allen asked how the grant application was going to be sent in a timely manner to make the April 17th deadline. Mr. Dienstfrey stated that staff had been working late nights and weekends to prepare the application on the chance that the Commission would approve the grant. If approved, it would be Federal Express mailed to Washington, D.C. over the weekend.

Commissioner Carpeneti stated that it really matters to him if Resolution (i) was voted down or tabled, because the Housing Authority would lose $50-100 million. With North Beach, the Commission had the opportunity to call a Special Meeting to change votes, but in this case there would not be. Mr. Dienstfrey stated that the Housing Authority tried to inform the Commissioners as early as possible, that Resolution (i) was being brought forward.

Commissioner Lee stated that $50 million was for demolition of Potrero Terrace and Potrero Annex, and asked where the remainder of the funds was coming from. Mr. Dienstfrey stated that he believed that the bulk would come from low-income tax credit, the same method being used for Hayes Valley Development, and most of the rental housing built through the Mayor's Office of Housing Commissioner Lee asked for clarification on the tax credit process and Mr. Dienstfrey gave a brief summary, however, added that he would be glad to explain the process in further detail in order for the Commission to have a better understanding before moving forward on the issue. The Mayor's Office of Public Housing has received $75 to $100 million in tax credit in the last few years and every major rental development built through the Mayor's office has been subsidized by tax credits during the current and past administration period. Commissioner Lee asked if Sunnydale was built under HOPE VI funding. Mr. Dienstfrey stated that it was built under Comprehensive Grant funding and that Sunnydale would be brought before the Commission sometime in May or June. The funding had been received to start on 160 units, however, the Commission would have to decide how to proceed

Commissioner Meskunas stated that there were no more modernization funds available, no operating subsidies, and a 50% cutback in Comprehensive Grant funding this year, plus a possible total elimination next year. The buildings at Potrero Hill were 50 years old, and if the Commission turned their backs on modernization of these units, she did not know how the current Commission would be able to live the decision made. A roll call vote was taken:

Richard Carpeneti, Vice President	YES
Jan Allen, Commissioner	NO
Karen Huggins, Commissioner	NO
Hadie Redd, Commissioner	YES
Larry K. Lee, Commissioner	NO
Sululagi Palega, Sr., Commissioner	NO
Barbara R. Meskunas, President	YES

Resolution (i) FAILED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Christine Neal, Alice Griffith Development
Shirley Dorton, Sunnydale Development

13. EXECUTIVE SESSION:

Commissioner Meskunas announced that during Executive Session, the Commission adjourned to confer with outside legal counsel to discuss anticipated litigation. The Commission took no action.

14. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of April 13, 1995 was adjourned by Commissioner Meskunas at 10:00 p.m. by consensus. The next Regular meeting has been scheduled for April 27, 1995 at 440 Turk Street.

_____
Barbara R. Meskunas
President

Ted Dienstfrey
Interim Secretary and Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

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April 14 , 1995

PUBLIC NOTICE OF SPECIAL MEETING

A Special Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 9:00 a.m., in the Commission Room, on Monday, April 17, 1995 at 440 Turk Street, San Francisco, California. This Meeting is authorized under Article III, Section III of the ByLaws of the San Francisco Housing Authority.

Barbara R. Meskunas
President

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

A SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON MONDAY, APRIL 17, 1995 AT 9:00 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Special Meeting Held:
Monday, April 17, 1995

440 Turk Street
San Francisco, CA 94102

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1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

2. APPROVAL OF AGENDA:

3. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 2/23/95 as part of Resolution 4423.

4. AGENDA ITEM A:

Motion to Reconsider the Decision on Thursday, April 13, 1995 Not to Approve Resolution (i) Authorizing Submission of the Application to the Department of Housing and Urban Development (HUD) for the Urban Revitalization Demonstration Grant Implementation Funding (HOPE VI) for Potrero Terrace Development CAL 1-2 and Potrero Annex Development CAL 1-10.

5. AGENDA ITEM B:

Authorizing the Submission of the Application to the Department of Housing and Urban Development (HUD) for the Urban Revitalization Demonstration Grant Implementation Funding (HOPE VI) for Potrero Terrace Development CAL 1-2 and Potrero Annex Development CAL 1-10.

6. ADJOURNMENT:

Barbara R. Meskunas
President

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Special Meeting Held:
Monday, April 17, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in Special session at 440 Turk Street, San Francisco, California on Monday, April 17, 1995 at 9:14 a.m.

The meeting was called to order by Commissioner Barbara R. Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

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A quorum was present.

ALSO PRESENT: Ted Dienstfrey, Interim Secretary/Executive Director
Marie Corlett Blits, Esq., Deputy City Attorney, City and County of San Francisco

2. APPROVAL OF AGENDA:

Commissioner Carpeneti motioned to approve the Agenda and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None.

The Agenda was UNANIMOUSLY APPROVED.

3. **PUBLIC COMMENT ON AGENDA ITEMS:**

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423.

Waymond Nichols, Potrero Annex Development
Oscaryne Williams, Potrero Hill Development
Maggie Lee Nichols, Potrero Hill Development
Rachel Johnson, Potrero Annex Development
Jewel Green, Hunters View Development
Christine Neal Alice Griffith Development
Star Williams
Bessie Crockett, Valencia Gardens Development
Julia Ann & Melvin Hughes, Potrero Annex Development
Dorothy Minkins, Potrero Annex Development
Paulette Spencer, Potrero Hill Development
Brenda Henry, Potrero Hill Development
Mae Thelma Carsen, Potrero Hill Development
Mahina Maeva
Sam LeBlanc, Potrero Hill Development
Kathy Perry
Espanola Jackson
Jeff Branner
Malik Rahim
Louise Vaughn, Geneva Towers Development
Reverend Amos Brown, S.F. Religious Council - 3rd Baptist Church
Mary Helen Rogers
Mary Roberts
Cleo Wallace

4. **AGENDA ITEM A: Motion to Reconsider the Decision on Thursday, April 13, 1995 Not to Approve Resolution No. 4450 - Authorizing the Submission of an Application to the Department of Housing and Urban Development (HUD) for the Urban Revitalization Implementation Grant Funding for Potrero Terrace Development CAL 1-2 and Potrero Annex Development CAL 1-10**

Commissioner Redd motioned to reconsider the decision on Resolution (i) and Commissioner Carpeneti seconded the motion. Commissioner Palega questioned the process, that this action was taken before it came before the Commission. In response to the query from

Commissioner Palega regarding an RFP going out before it came before the Commission and why developers were present at a meeting intended for residents only, Mr. Dienstfrey explained that the notice of availability of funding arrived on March 15, 1995 and that he has the authorization to send out an RFP, but the Commission must approve any selection made concerning a developer.

Mr. Dienstfrey continued stating that the two developers at the meeting were present, not because they were selected, but to explain their proposed role in the process. He also stated that when a developer is chosen, it will be in partnership with the resident organization.

Commissioner Palega stated that he felt the residents are concerned because they are not kept informed, that when an RFP goes out, there should be enough time to publicize it in all newspapers, and when the funding is approved, the residents should be at the table.

Commissioner Carpeneti asked the residents for their support noting that Potrero developments are dilapidated and may have to be torn down in a few years if nothing is done.

In response to the concerns of Commissioners Huggins, Lee and Palega regarding the progress of the Sunnydale Development modernization program, Ms. Barbara Smith, Director of Policy Development, stated that funds are available for Phase I. Discussion ensued regarding Comphrehensive Grant funding. Ms. Smith stated that the entire Comprehensive Grant Fund for the year is $24 million and divided up among all of the units, it would mean a mere $3,000.00 per unit. That is why it is important to get HOPE VI funding, to be able to comprehensively improve public housing developments. Commissioner Palega asked if dual applications were going to be made for Potrero Hill. Mr. Dienstfrey concurred. Commissioner Palega stated the residents needed to be knowledgeable of exactly that, and whether or not the outcome would be negative or positive, but that the Housing Authority had some of the funding and wanted to move ahead with it. Mr. Dienstfrey stated that when he informs the residents, he would be as informative as possible.

Commissioner Lee asked for clarification of the HOPE VI program. Mr. Dienstfrey stated that creating mixed-income housing and adding units is the hope for saving public housing. HOPE VI is specifically allocated to a particular development, while Comprehensive Grant Funds are allocated Authority-wide. Both the Commission and HUD approve where Comprehensive Grant funds are allocated or reallocated.

Commissioner Allen stated that her vote would remain the same. She felt the tenants should stay where they are, where they have more of an input. Commissioner Huggins asked why there wasn't a meeting called for the Potrero Hill residents to ask if they wanted the Commission to apply for the grant. She asked Ms. Smith if rehabilitation with the grant would be costly and Ms. Smith's response was that it would cost approximately $75 million to rehabilitate Potrero Hill. The other question Commissioner Huggins asked was that she had seen on paper the actual amount being applied for was $49.6 million, and inquired where

the remainder of the grant was. Commissioner Huggins stated she had asked that question at a meeting at Potrero Hill and Mr. Dienstfrey did not know at that time. Ms. Smith stated that the Commission approved a resolution to that effect for a $400,000 Planning Grant for North Beach. Since the Authority is only eligible for $50 million in HOPE VI funds this year, that leaves $49.6 million for an implementation grant. Commissioner Huggins continued by stating that the residents did not approve the resolution for the funds to come off the top of the HOPE VI Grant funding slated for Potrero Hill. She stated how could the Housing Authority obligate this amount of funding from a grant not yet received and in which the residents haven't even been asked for approval to relocate this amount from the unawarded grant. Commissioner Huggins stated if she had her way, she would fire everyone in Ms. Smith's department immediately.

Commissioner Meskunas stated to the residents of Potrero Development that whoever told them that the Commission would sell Potrero Terrace and Potrero Annex to developers and allow the residents to be homeless, they are not telling the truth. She stated that she was going to vote yes on the resolutions to save Potrero Hill. A roll call vote was taken to rescind Item A:

Richard Carpeneti, Vice President	YES
Jan Allen, Commissioner	NO
Karen Huggins, Commissioner	NO
Hadie Redd, Commissioner	YES
Larry K. Lee, Commissioner	YES
Sululagi Palega, Sr., Commissioner	YES
Barbara R. Meskunas, President	YES

Agenda Item A - Resolution (4450) was RESCINDED.

5. **AGENDA ITEM B: Resolution No. 4450 - Authorizing the Submission of an Application to the Department of Housing and Urban Development (HUD) for the Urban Revitalization Implementation Grant Funding for Potrero Terrace Development CAL 1-2 and Potrero Annex Development CAL 1-10**

(i) RESOLUTION NO. 4450

RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR THE URBAN REVITALIZATION IMPLEMENTATION GRANT FUNDING FOR POTRERO TERRACE DEVELOPMENT CAL 1-2 AND POTRERO ANNEX DEVELOPMENT CAL 1-10

WHEREAS, the U.S. Secretary of Housing and Urban Development has invited the San Francisco Housing Authority (Authority) to apply for an Urban Revitalization Demonstration Program (HOPE VI) Implementation Grant Application for up to $49,600,000; and

(HOPE VI) Implementation Grant Application for up to $49,600,000; and

WHEREAS, the Authority has identified Potrero Terrace, CAL 1-2 and Potrero Annex, CAL 1-10 as the best qualified site for a HOPE VI Implementation Grant Application; and

WHEREAS, the HOPE VI Planning Grant funds the implementation of master planning and master planning will be done at the site funded by HOPE I Planning Grant funds:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The Interim Executive Director is authorized to submit a HOPE VI Implementation Grant Application to the U.S. Secretary of Housing and Urban Development for Potrero Terrace & Annex Development.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____

Debrenia F. Madison
Assistant Legal Counsel

_____

Date

Commissioner Carpeneti motioned to adopt Resolution No. 4450 and Commissioner Meskunas seconded the motion. A roll call vote was taken:

Richard Carpeneti, Vice President	YES
Jan Allen, Commissioner	NO
Karen Huggins, Commissioner	NO
Hadie Redd, Commissioner	YES
Larry K. Lee, Commissioner	YES
Sululagi Palega, Sr., Commissioner	YES
Barbara R. Meskunas, President	YES

During the roll call vote, Commissioner Lee stated that he had met with Mayor Jordan and the Mayor guaranteed that this action was just an application for the money. The residents then shouted Commissioner Lee down from making any further comments. Commissioner Palega continued by stating that it was not a matter of "selling out" but a matter of conscience and he felt the residents needed the money.

Resolution No. 4450 was ADOPTED.

6. ADJOURNMENT:

There being no further business to come before the Commission, the Special Meeting of April 17, 1995 was adjourned by Commissioner Meskunas at 12:28 p.m. by consensus.

_____
Barbara R. Meskunas
Commissioner

_____
Ted Dienstfrey
Interim Secretary and Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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April 21, 1995

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will meet at 4:00 p.m., Thursday, April 27, 1995 in the Commission Room at 440 Turk Street, San Francisco, California, 94102.

During the Regular meeting, the Commission will adjourn to a closed session to review the independent legal evaluation of personnel related litigation. The Commission will discuss significant exposure to litigation pursuant to Government Code 54956.9(b).

Ted Dienstfrey
Interim Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, APRIL 27, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, April 27, 1995

440 Turk Street
San Francisco, CA 94102

1. **ROLL CALL:**

   Barbara R. Meskunas, President
   Richard Carpeneti, Vice President
   Jan Allen, Commissioner
   Karen Huggins, Commissioner
   Hadie Redd, Commissioner
   Larry K. Lee, Commissioner
   Sululagi Palega, Sr., Commissioner

2. **APPROVAL OF AGENDA:**

3. **APPROVAL OF MINUTES:**

4. **GENERAL COMMUNICATIONS:**

5. **REPORT OF SECRETARY:**

6. **COMMITTEE REPORT:**

7. **REPORT OF COUNSEL:**

8. **TENANT REPRESENTATIVE REPORT:**

9. **PUBLIC COMMENT ON AGENDA ITEMS:**

   NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) Resolution - Authorizing the Interim Executive Director to Execute a Purchase Order for the Procurement of Special Replacement Doors from San Bruno Lumber Company to be used in the Holly Court Upgrade Job in an Amount Not to Exceed $36,515.15

(b) Resolution - Authoring the Interim Executive Director to Execute a Purchase Order for the Procurement of Paint Materials from Kelly Moore Paints to be used in the Holly Court Upgrade Job in an Amount Not to Exceed $48,236.35

(c) Resolution - Authorizing the Interim Executive Director to Execute a Purchase Order for the Procurement of Lumber, Building Materials and Trim Moldings from Beronio Lumber for the Holly Court Upgrade in an Amount Not to Exceed $38,801.00

(d) Resolution - Authorizing the Interim Executive Director to Execute a Purchase Order for the Procurement of Door Hardware from R&H Wholesale in an Amount Not to Exceed $22,318.96

(e) Resolution - Authorizing the Interim Executive Director to Execute a Purchase Order for the Procurement of Electrical Materials and Fixtures from City Electric in an Amount Not to Exceed $41,119.42

(f) Resolution - Authorizing the Interim Executive Director to Travel to Washington, D.C. May 3 through May 5, 1995 to Meet with Representatives of the Department of Housing and Urban Development

(g) Resolution - Authorizing the Interim Executive Director to Execute a Purchase Order with Madrid Heating and Air Conditioning for Repairs to Correct Health Code Violations Cited by the San Francisco Health Department in an Amount Not to Exceed $20,795.00

(h) Resolution - Authorizing the Execution of Annual Contributions Contract (ACC) to Administer the Housing Assistance Payments (HAP) Contract for the Putnam-Tompkins Apartments, Project No. CAPF0018401 Under HUD's Section 8 Community Investment Demonstration Program

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

During the Regular meeting, the Commission will adjourn to a closed session to review the independent legal evaluation of personnel related litigation. The Commission will discuss significant exposure to litigation pursuant to Government Code 54956.9(b).

14. ADJOURNMENT:

Ted Dienstfrey
Interim Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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April 25, 1995

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PUBLIC NOTICE

NOTICE OF CANCELLATION

The Meeting of the Commission of the Housing Authority of the City and County of San Francisco scheduled for 4:00 p.m., Thursday, April 27, 1995 in the Commission Room at 440 Turk Street, San Francisco, California, 94102, has been cancelled, due to lack of a quorum.

A Public Notice will be issued when this meeting is rescheduled.

Ted Dienstfrey
Interim Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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April 26, 1995

PUBLIC NOTICE

The Meeting of the Commission of the Housing Authority of the City and County of San Francisco previously scheduled for Thursday, April 27, 1995 at 4:00 p.m., has been rescheduled to Monday, May 1, at 4:00 p.m. in the Commission Room at 440 Turk Street, San Francisco, California, 94102. There are no changes to the Agenda and it will remain the same.

During the Regular meeting, the Commission will adjourn to a closed session to review the independent legal evaluation of personnel related litigation. The Commission will discuss significant exposure to litigation pursuant to Government Code 54956.9(b).

Ted Dienstfrey
Interim Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

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April 28, 1995

PUBLIC NOTICE

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NOTICE OF CANCELLATION

The Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco scheduled for 4:00 p.m., Monday, May 1, 1995 in the Commission Room at 440 Turk Street, San Francisco, California, 94102, has been cancelled.

A Public Notice will be issued when this meeting is rescheduled.

Ted Dienstfrey
Interim Secretary/Executive Director

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5/11/95

May 10, 1995

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NOTICE OF CANCELLATION

The Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco scheduled for 4:00 p.m., Thursday, May 11, 1995 in the Commission Room at 440 Turk Street, San Francisco, California, 94102, has been cancelled.

A Public Notice will be issued when this meeting is rescheduled.

Ted Dienstfrey
Interim Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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May 22, 1995

PUBLIC NOTICE

The Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco scheduled for 4:00 p.m., Thursday, May 25, 1995 in the Commission Room at 440 Turk Street, San Francisco, California, 94102, has been cancelled.

A Public Notice will be issued when this meeting is rescheduled.

Ted Dienstfrey
Interim Secretary/Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

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2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

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June 5, 1995

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will meet at 4:00 p.m., Thursday, June 8, 1995 in the Commission Room at 440 Turk Street, San Francisco, California, 94102.

Ted Dienstfrey
Interim Secretary/Executive Director

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A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY JUNE 8, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, June 8, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

Seating of New Commissioners

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

For Regular Meeting held April 13, 1995.
For Special Meeting held April 17, 1995.

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4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

Including a recommendation that the Annual Meeting be held at the next regularly scheduled meeting of June 22, 1995.

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to

adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

(b) Resolution - Authorizing the Interim Executive Director to Enter into a Memorandum of Agreement between the San Francisco Housing Authority and the UJAMAA Westbrook/Hunters Point "A" East Resident Management Corporation to Afford the Residents the Opportunity to Manage the Laundry Facility at 763 Jerrold Street, in the Hunters Point "A" East Development *(Tabled 2/23/95)*

11. NEW BUSINESS:

Motion - To set a date for the Annual Meeting pursuant to Housing Authority By-Laws Article III, Section I

(a) Resolution - Authorizing the Interim Executive Director to Execute a Purchase Order for the Procurement of Special Replacement Doors from San Bruno Lumber Company to be used in the Holly Court Upgrade Job in an Amount Not to Exceed $36,515.15

(b) Resolution - Authorizing the Interim Executive Director to Execute a Purchase Order for the Procurement of Paint Materials from Kelly Moore Paints to be used in the Holly Court Upgrade Job in an Amount Not to Exceed $48,236.35

(c) Resolution - Authorizing the Interim Executive Director to Execute a Purchase Order for the Procurement of Lumber, Building Materials and Trim Moldings from Beronio Lumber for the Holly Court Upgrade in an Amount Not to Exceed $38,801.00

(d) Resolution - Authorizing the Interim Executive Director to Execute a Purchase Order for the Procurement of Door Hardware from R&H Wholesale in an Amount Not to Exceed $22,318.96

(e) Resolution - Authorizing the Interim Executive Director to Execute a Purchase Order for the Procurement of Electrical Materials and Fixtures from City Electric in an Amount Not to Exceed $41,119.42

(f) Resolution - Authorizing the Interim Executive Director to Travel to Washington, D.C. May 3 through May 5, 1995 to Meet with

Representatives of the Department of Housing and Urban Development

(g) Resolution - Authorizing the Interim Executive Director to Execute a Purchase Order with Madrid Heating and Air Conditioning for Repairs to Correct Health Code Violations Cited by the San Francisco Health Department in an Amount Not to Exceed $20,795.00

(h) Resolution - Authorizing the Execution of Annual Contributions Contract (ACC) to Administer the Housing Assistance Payments (HAP) Contract for the Putnam-Tompkins Apartments, Project No. CAPF0019401 Under HUD's Section 8 Community Investment Demonstration Program

(i) Resolution - Approving the 1995 Comprehensive Grant Program, Comprehensive Plan Amendments and Annual Statement and Certifying that the Authority will Comply with all Applicable Comprehensive Grant Program Requirements

(j) Resolution - Ratifying the Submission of Joint Application with the S.F. Redevelopment Agency for Section 8 Rental Vouchers for Homeless Persons with Aids and for Authority to Execute the Annual Contributions Contract if such Application is Approved

(k) Resolution - Authorizing the Submission of Application for Section 8 Certificate Funding, for the Homeless Families Program, and for Authority to Execute the Annual Contributions Contract if such Application is Approved

(l) Resolution - Authorizing the Interim Executive Director to Negotiate and Execute Amendment No. 6 to the Agreement with Marquis Associates for Additional Architectural and Engineering Services for the Planned Phase One Comprehensive Modernization of the Sunnydale Housing Development, CAL 1-3

(m) Resolution - Authorizing the Interim Executive Director to Execute Amendment No. 7 to the Agreement with Marquis Associates for Additional Architectural and Engineering Services for the Planned Phase One Comprehensive Modernization of the Sunnydale Housing Development, CAL 1-3

(n) Resolution - Resolution Authorizing the Interim Executive Director to Enter into a Contract with Environmental Science & Engineering, Inc. To Assist the SFHA by Providing Consulting Services to Conduct a Preliminary Site Assessment for Residual Soil Contamination from Underground Storage Tanks Removed from the Maintenance Yard at 1815 Egbert, for an Amount-Not-To-Exceed $14,115.00

(o) Resolution - Resolution Authorizing the Interim Executive Director to Enter into a Contract with Environmental Science & Engineering, Inc. To Provide Consulting Services to Plan, Implement and Oversee the Stabilization of Deteriorated, Exterior Lead-Based Paint (LBP) at Cal 1-17(a) the Hunters Point Development, for an Amount Not-To-Exceed $22,990.00

(p) Resolution - Resolution Authorizing the Interim Executive Director to Enter into a Contract with Environmental Science & Engineering, Inc. To Provide Consulting Services to Plan, Implement and Oversee the Stabilization of Deteriorated, Exterior Lead-Based Paint (LBP) at Cal 1-18(4), Alice Griffith Development, for an Amount Not-To-Exceed $24,112.00

(q) Resolution - Authorizing the Interim Executive Director to Enter into a Memorandum of Understanding with the San Francisco Police Department to Set Forth Guidelines in the Establishment of a Neighborhood Resource Center at the Potrero Hill Public Housing Development in an Amount Not to Exceed $266,666.67

(r) Resolution - Authorizing the Interim Executive Director to Enter into a Memorandum of Understanding with the San Francisco Police Department to Set Forth Guidelines in the Establishment of a Neighborhood Resource Center at the Alice Griffith Public Housing Development in an Amount Not to Exceed $266,666.67

(s) Resolution - Authorizing the Interim Executive Director to Enter into a Memorandum of Understanding with the San Francisco Police Department to Set Forth Guidelines in the Establishment of a Neighborhood Resource Center at the North Beach Public Housing Development in an Amount Not to Exceed $266,666.67

(t) Resolution - Resolution Authorizing the Interim Executive Director to Enter into a Contract with the San Francisco Conservation Corps in an

Amount Not to Exceed $817,416.00 for the Implementation of a Youth Corps Program as Identified and Authorized in the Youth Apprenticeship Program Grant

(u) Resolution - Authorizing the Interim Executive Director to Execute a Contract Amendment With Mission Neighborhood Centers, Inc. for Tutorial Services at Bernal Dwellings in an Amount Not To Exceed $28,730.00 in HOPE VI Funds Through September 20, 1995

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

Ted Dienstfrey
Interim Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Regular Meeting Held:
Thursday, June 8, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in session at 440 Turk Street, San Francisco, California on Thursday, June 8, 1995 at 4:13 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

ABSENT FOR ROLL CALL: Sululagi Palega, Sr., Commissioner

A quorum was present.

ALSO PRESENT: Ted Dienstfrey, Interim Secretary/Executive Director
Marie Corlett Blits, Deputy City Attorney, City and County of San Francisco

Jan Allen allowed to speak out of order. She welcomed the new commissioners and wished them good luck.

SEATING OF NEW COMMISSIONERS:

Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

Mr. Dienstfrey confirmed that copies of certified documents from the office of Mayor Frank M. Jordan were received relating to the appointment of Thelma Kavanagh and Juanita D. Marshall. Commissioner Carpeneti moved that the documents be accepted and filed for Thelma Kavanagh and Commissioner Lee seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President

Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

ABSENT FOR VOTING: Sululagi Palega, Sr., Commissioner

The vote was APPROVED.

Commissioner Meskunas moved that Commissioner Thelma Kavanagh be seated as a member of the San Francisco Housing Authority Commission and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

ABSENT FOR VOTING: Sululagi Palega, Sr., Commissioner

The vote was APPROVED.

Commissioner Kavanagh thanked everyone and stated that she appreciated the numerous greetings she had received and was glad that she was present.

Commissioner Carpeneti moved that the documents be accepted and filed for Juanita D. Marshall and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

ABSENT FOR VOTING: Sululagi Palega, Sr., Commissioner

Commissioner Redd moved that Commissioner Juanita D. Marshall be seated as a member of the San Francisco Housing Authority Commission and Commissioner Carpeneti motioned the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None
ABSENT FOR VOTING:	Sululagi Palega, Sr., Commissioner

The vote was APPROVED.

Commissioner Marshall stated that she felt honored to be a commissioner and would do what she was supposed to do and when she was supposed to do it.

Commissioner Meskunas appointed Commissioner Kavanagh to the Health and Safety Committee and appointed Commissioner Marshall to the Finance Committee.

2. APPROVAL OF AGENDA:

Commissioner Carpeneti motioned to amend the Agenda and Commissioner Lee seconded the motion. Commissioner Meskunas recommended that the following Resolutions be put under one motion.

Resolution No. 4460 -	Removing the word "approving" and replacing it with "to ratify...".
Resolution No. 4457 -	To ratify and correct the dates to May 16 through 17, to meet with Mayor Jordan and Secretary Cisneros and May 20 through 22, to meet with representatives of HUD regarding HOPE VI. Commissioner Carpeneti motioned and Commissioner Redd seconded the motion.
Resolution No. 4459 -	To ratify the execution of the Annual Contract as this was sent Federal Express to Washington D.C. on May 10, 1995. Commissioner Carpeneti motioned and Commissioner Redd seconded the motion.

Resolution No. 4462 - To ratify the submission of this application, as it was hand-delivered to HUD regional office on June 1, 1995. Commissioner Redd motioned and Commissioner Carpeneti seconded the motion.

The vote on Resolution Nos. 4460, 4457, 4459, 4462 was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

ABSENT FOR VOTING: Sululagi Palega, Sr., Commissioner

The amendments to the Agenda were PASSED. A vote was taken to approve the Agenda as amended and the vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

ABSENT FOR VOTING: Sululagi Palega, Sr., Commissioner

The Agenda was APPROVED as AMENDED.

3. APPROVAL OF MINUTES:

Commissioner Redd motioned to approve the minutes for the Regular Meeting held April 13, 1995 and Commissioner Lee seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President

Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

ABSENT FOR VOTING: Sululagi Palega, Sr., Commissioner

The minutes of April 13, 1995 were PASSED.

Commissioner Redd motioned to approve the minutes for the Special Meeting held April 17, 1995 and Commissioner Marshall seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

ABSENT FOR VOTING: Sululagi Palega, Sr., Commissioner

The minutes of April 17, 1995 were APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Meskunas stated that she received three letters, one from the City Attorney's office advising the Commission to postpone the meeting until further notice, the second letter from Mr. Harold Rettick, Office of Fair Housing and Equal Opportunity regarding the occupancy policy sent to HUD for comment (she asked that staff give copies of the policy to the new commissioners since they would be voting on it within thirty days), and the third from Mayor Jordan to Commissioner Meskunas regarding his meetings with Kevin Marchman, Deputy Assistant Secretary of the Office Distressed and Troubled Housing Recovery. On behalf of the Commission, Commissioner Meskunas stated that she hoped that this was the start of a new day for the Commission. She stated that she felt personally embarrassed, and deeply regretted that the Commission was unable to act in an efficient and timely manner. She stated that she hoped that this Commission would be able to start over and make the people proud.

5. REPORT OF SECRETARY:

Mr. Dienstfrey stated that during his trip to Washington, D. C. with Mayor Frank Jordan to visit Secretary Cisneros, the Secretary said that he was looking forward to the new partnership with the City and the Housing Authority. The Secretary felt this proposed partnership would prepare the San Francisco Housing Authority for all of the changes that HUD will be proposing and the possible changes that Congress may be proposing. Mr. Dienstfrey stated that the Secretary believes that all of the programs that have been developed over the past 60 years will be reevaluated. A staff member of the Secretary stated the Potrero Hope VI implementation plan was a good plan and liked the idea of "one-for-one" on-site replacement of the low-income units. The Secretary felt that mixed-income units, in addition to the one-for-one replacement, was vitally important. Mr. Dienstfrey stated that the economic segregation that has occurred in public housing is not in the best interests of the residents or the City and if the Potrero development were fazed, it would result in a minimum or no off-site relocation. Mr. Dienstfrey stated that of the eighteen Hope VI proposals presented to HUD, six are remaining, and HUD will fund three or four. No final announcement has been made to date.

Mr. Dienstfrey stated that there was some discussion of the selection of a permanent executive director and that the Secretary felt that management skills were the most important criteria. Regarding the letter from the Mayor to Mr. Kevin Marchman that Commission President Meskunas referred to, Mr. Marchman responded to Mayor Jordan that he is tied up in Chicago and that there will be a response by the end of June.

On the second trip to Washington, D.C., Mr. Dienstfrey, several Hayes Valley residents, and representatives of the developer met with HUD staff to discuss the demolition and disposition agreement of Hayes Valley that had been submitted in April. In the financial structure that was presented, a $5 million gap in funding was discussed. Hayes Valley redevelopment is a development that HUD wanted to proceed with. However, HUD stated that the Housing Authority had presented an unfeasible financial structure. HUD staff stated that if the rescission bill did not go through, there would be $350 million in funding for new public housing units. Staff plans to modify the structure of the Hayes Valley rebuilding in order to apply for $18 to 20 million of these funds.

Mr. Dienstfrey reported that the rescission was vetoed and that a revised disposition agreement will come back to the Commissioners as soon as possible. Currently, Housing Authority staff is working on the agreement and notices have been sent to the Hayes Valley residents to inform them of a meeting to discuss the proposed changes. Mr. Dienstfrey also stated that this was a financial restructuring with no changes in the number of very low income units that are planned for the new Hayes Valley. The developer has received tax credits for Hayes Valley. However, a rural housing group is challenging the tax credit process, so a thirty-day hold has been imposed. Mr. Dienstfrey stated that this delay was good in a way, because it gives the Housing Authority time to prepare its financial

restructuring program for Hayes Valley. Because of the tax credit rules, Hayes Valley will probably be rebuilt in two phases. Mr. Dienstfrey stated that rebuilding in two phases will take us longer to complete the redevelopment; however, phasing will put less of a burden on the Housing Authority, the City and the residents due to relocation. Before starting the Phase II, Phase I construction will be well underway.

Mr. Dienstfrey stated that there was good news regarding Agency operations. At the end of April delinquent tenant accounts receivable were $905,000.00 at the end of May, $830,000.00. This was the first month in a long time in which there was a turnaround. Mr. Dienstfrey stated that a $75,000.00 reduction in tenants accounts receivable is the direction the Housing Authority wants to go. Mr. Jim Williams has spent a great deal of time on this and has done a good job. Mr. Dienstfrey stated that every effort would be made to contact all Hayes Valley tenants regarding delinquent rental accounts. If the delinquent accounts are not brought current, the tenant must sign a stipulated judgment in order to participate in the relocation program associated with rebuilding Hayes Valley. The Housing Authority would work with the tenants to bring their accounts current in an orderly manner.

Mr. Dienstfrey stated that for a number of years the San Francisco Housing Authority has had a practice of inter-fund transfers. This inter-fund transfer is one of the major findings of the 1992 HUD Audit Report. Since May 1, this practice has been stopped.

Last Saturday a reception was given for 110 residents in the Housing Authority that made the San Francisco Public School Honor Roll. Five were straight-A high school students. Private funds were collected to buy savings bonds for the high school straight-A students.

Mr. Dienstfrey stated that the Mayor's office organized some meetings with several residents from the Potrero Development. The issue the residents want to talk about is potential relocation if redevelopment occurs. Mr. Anthony Lincoln, head of the Mayor's Office of Children, Youth & Their Families and a former San Francisco Housing Authority resident, has helped organize these meetings.

In regards to Resolution No. 4471, the Youth Apprenticeship Grant associated with the HOPE VI residents, the Commission should know that the San Francisco Housing Authority is expecting a $250,000 grant to work with construction trade unions for apprenticeship/training with residents who are not in HOPE VI developments. If reliable sources are correct, the Housing Authority would be one of six cities to receive this grant. While the San Francisco Housing Authority wants to continue to work with the construction trades, the Commission should know that the Memorandum Of Understanding (MOU) previously signed with the unions may violate HUD rules and regulations. Staff is meeting with the unions to find a way to resolve our goals with HUD rules. Mr. Dienstfrey stated that the bottom line is for the residents to have as many apprenticeship and work opportunities as possible with the redevelopment process.

Regarding the proposed laundry MOU at Westbrook, Resolution No. 4451 under Agenda Item No. 10 - Unfinished Business, Mr. Dienstfrey apologized for getting the report from staff on resident laundries to the Commission late. Mr. Dienstfrey plans to meet with Neighborhood Initiatives staff and would be assigning oversight of the laundry MOUs to one person. It is important for the residents to understand the need for having a business plan and proper procedures to run small businesses. Mr. Dienstfrey felt that when the residents run on-site laundries, there is noticeably less vandalism.

By Commission request, the Neighborhood Resource Centers have been individually listed by development for voting. The issues dealing with Ping Yuen gating are addressed in the proposed 1995 Comp grant proposal which is currently before the Commission.

Mr. Dienstfrey reported that Supervisors Kennedy and Kaufman passed a motion to the Full Board of Supervisors urging the San Francisco Housing Authority to adopt a policy of one-for-one on site replacement. In any redevelopment one-for-one is an appropriate and desirable goal, but we should remember that Robert B. Pitts, Plaza East, Hayes Valley, or Bernal Development could not be done with a one-for-one on site policy. The Board of Supervisors unanimously approved going ahead with Hayes Valley with a " Section 108" loan without a one-for-one on-site replacement. In a number of places the Housing Authority believes it is not in the best interests of the residents, the neighborhood or the City to have a one-for-one replacement. Mr. Dienstfrey stated that he is writing a letter to the Board of Supervisors indicating that the Housing Authority's mission is to house as many low-income residents as possible in decent, safe and sanitary units. Moreover, in many situations HUD would not fund one-for-one on site replacement.

Mr. Dienstfrey stated that he met with residents of Robert B. Pitts Plaza and there are concerns there just as with any other development. At Pitts, the San Francisco Housing Authority will be ticketing and towing illegal cars to alleviate the over-parking problem. Mr. Dienstfrey once more advised the Commission and staff to look at Robert B. Pitts and Plaza East and ask themselves in which development would they prefer to live in. He stated that he would not mind living at Pitts, nor would he mind his family or his parents living at Pitts. The San Francisco Housing Authority goal should be to have each development be a place where we would like to live or we would like to have our relatives live.

Mr. Dienstfrey stated that elections of Commission officers had been scheduled for the last week of May. Since we did not have a meeting in May, he recommended that Commission election of officers be rescheduled to the next Commission meeting on June 22.

6. COMMITTEE REPORT:

The Finance Committee is scheduled to meet on Tuesday, June 13, 1995 at 3:15 p.m., and the next Health and Safety meeting is to be announced.

Commissioner Kavanagh was appointed to the Health and Safety Committee, and Commissioner Marshall was appointed to the Finance Committee.

Commissioner Carpeneti stated that there were twelve matters (Resolution Nos. 4452, 4453, 5545, 4455, 4456, 4458, 4460, 4463, 4464, 4465, 4466, 4467) on the Site and Design Agenda. He stated that the Committee unanimously passed all of the resolutions and recommended that the full Board adopt all. The next Site and Design Committee meeting is scheduled for June 22, 1995 at 3:00 p.m.

Commissioner Meskunas asked Commissioner Lee if the maintenance working group had met, and he replied that a meeting has been scheduled.

7. REPORT OF COUNSEL:

Debrenia Madison, Esq., stated that Legal Counsel is preparing a report for the next meeting.

8. TENANT REPRESENTATIVE REPORT:

Ms. Christine Neal, PHTA, stated that since there were no meetings to date, she had nothing to report. However, meetings were currently being scheduled.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Jeri Maxwell, Valencia Gardens Development
Marsha Kyer, Sunnydale Development
Jan Allen, Clementina Towers Development
Christine Neal, Alice Griffith Development
Timothy Gillespie, Public Access Project
Malik Rahim
Louise Vaughn, Geneva Towers

10. UNFINISHED BUSINESS:

(b) RESOLUTION NO. 4451

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF AGREEMENT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE WESTBROOK/ HUNTERS POINT "A" EAST RESIDENT MANAGEMENT COUNCIL (UJAMAA) TO AFFORD THE RESIDENTS THE OPPORTUNITY TO MANAGE THE LAUNDRY FACILITY AT 763 JERROLD STREET IN THE HUNTERS POINT "A" EAST DEVELOPMENT

WHEREAS, the San Francisco Housing Authority wishes to promote and endorse economic development opportunities for the residents that live in public housing; and

WHEREAS, the Westbrook/ Hunters Point "A" East Resident Management Council is the duly elected representative group of the Westbrook/ Hunter's Point "A" East Development; and

WHEREAS, the residents of Westbrook/ Hunters Point "A" East and the San Francisco Housing Authority have written a Memorandum of Agreement to afford the residents the opportunity to manage the laundry facility at 763 Jerrold Street.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute the Memorandum of Agreement (Attachment A) between the San Francisco Housing Authority and the Westbrook/ Hunters Point "A" East Resident Management Council, under the conditions indicated in the Memorandum of Agreement, toward the mutual goal of economic development for residents.

2. The Executive Director is authorized to take the appropriate steps to implement the Memorandum of Agreement.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

February 23, 1995
Date

Commissioner Carpeneti stated that he was in favor of the resolution, however after reviewing the report from Mr. John Shanley, Special Assistant, that there had been no monitoring he stated that he had some reservations. Mr. Dienstfrey stated that he was scheduled to meet with the Neighborhood Initiatives staff and assign one person to monitor the laundry facilities. He stated that the Agency had not been doing a good job in monitoring these facilities. When the residents operate the laundry facilities, there is less vandalism and it is open for longer periods of time. Commissioner Carpeneti asked who was paying the PG&E account, and Mr. Dienstfrey answered that the Housing Authority was. Mr. Dienstfrey stated that it would be sensible to move forward on the matter, so the residents would have a laundry, in spite of having no formal system in place. If the Commission insists on having a perfect system in place beforehand, then the residents would not have a laundry facility. He felt that the Housing Authority would have a difficult time keeping the facilities operating smoothly, and when the residents have overseen operations, they appoint and pay their own monitors from the funds.

Commissioner Palega had some concerns regarding the lack of a monitoring system. He stated that the Housing Authority was already paying on account and he didn't want the Agency paying more. Ms. Lisa Dollard, Housing Development, stated that often the facilities were vandalized, drug dealers were present, and the machines did not always work. When the residents took over, they got their own service providers; there was less vandalism, the machines made money, the facilities were available for a longer time, and people could do their laundry safely. Commissioner Palega asked what was the quarterly output, and what was the income and expenses incurred. If everything was operating smoothly, then where was the report. Commissioner Palega stated that he wanted those items addressed before he gave his vote. Ms. Dollard stated that set up within the contracts, the Housing Authority leases the space to the Resident Management Corporation, the RMC in turn has a contract with the service provider. The reports were internal to the RMC. Commissioner Palega stated that his concern was the paper trail. Mr. Derrald Etheley, Neighborhood Initiatives, stated that LaVaughn King and he met with Mr. Mackie of the RMC, and Mr. Mackie had given them a status report two weeks prior, on all of the laundry facilities. Mr. Etheley gave his apologies and stated that the report had been available in his office. Another meeting is being scheduled with Mr. Mackie and the Finance Department so that funds from the facilities not overseen by the RMC or any group, would go into a separate account to be used for resident youth groups.

Mr. Dienstfrey stated the main issue was that there are no systems in place and the Agency needs to implement those systems immediately. His recommendation was that the Housing Authority move ahead, so that the residents could benefit by having the laundry facilities in the meantime. Commissioner Palega stated that two and one-half months had gone by with no monitoring reports, and he had only some faith in the process.

Commissioner Lee asked Mr. Etheley if the reports were present and they were not. Mr. Dienstfrey stated that using these reports, the Housing Authority could then analyze the operations over the next few years.

Commissioner Redd addressed Marie C. Blits, Esq., City Deputy Attorney, on the Housing Authority's liability on state and federal taxes. She stated that she did not know the answer to the tax question but would investigate. She did state that there are specific auditing and monitoring regulations set forth by HUD through both statute and regulation, that apply in some level of detail to these kinds of operations.

Mr. John Shanley stated that there were eight existing Memorandums Of Understanding (MOU) and although some had expired, the residents were still operating the laundry facilities. There are differences among the MOUs, and he stated that a standardized format should be used. One of the requirements should be a quarterly report outlining the funds acquired and expenditures. A staff decision should be made on whether the reports should be quarterly, every six months or annually. Upon his recollection from a report dating two months prior, he stated that the amount of money was not a lot, but enough to fund BBQs or Easter Egg hunts for the residents. Mr. Shanley stated that Staff wants to make Westbrook a model for the other developments. He volunteered to be the monitor.

Commissioner Palega thanked Mr. Shanley and concurred with his statements. Commissioner Carpeneti motioned to pass Resolution No. 4451 and Commissioner Marshall seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4451 was UNANIMOUSLY ADOPTED. (Attachment A is filed in the Formal Minute Book).

11. NEW BUSINESS:

No motion was needed as the Annual Meeting was scheduled for Thursday, June 22, 1995 by consensus.

(a) RESOLUTION NO. 4452

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF SPECIAL REPLACEMENT

DOORS FROM SAN BRUNO LUMBER COMPANY TO BE USED IN THE HOLLY COURT UPGRADE JOB IN AN AMOUNT NOT TO EXCEED $36,515.15

WHEREAS, the Authority solicited bids, in full and open competition, for special doors to be used by the In-House Construction Department and Housing Development Division;

WHEREAS, bids were received from San Bruno Lumber Company, Allwood Door Company and San Francisco Door Company in a timely and acceptable manner; and

WHEREAS, the Authority selected San Bruno Lumber Company as the respondent that can provide the required materials in a manner that is most advantageous to the agency, cost and other factors considered; and

WHEREAS, the funding for the services described herein is available as part of the Authority's Comprehensive Grant Program and Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute a purchase order with San Bruno Lumber Company in an amount not to exceed $36,515.15 except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

Commissioner Redd motioned to adopt Resolution No. 4452 and Commissioner Lee seconded the motion. There was no discussion on the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4452 was ADOPTED.

(b) RESOLUTION NO. 4453

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF PAINT MATERIALS FROM KELLY MOORE PAINTS TO BE USED IN THE HOLLY COURT UPGRADE JOB IN AN AMOUNT NOT TO EXCEED $48,236.35

WHEREAS, the Authority solicited bids, in full and open competition, for paint materials to be used by the In-House Construction Department and Housing Development Division;

WHEREAS, bids were received from Kelly Moore Paints, Fuller O'Brien and Sinclair Paints in a timely and acceptable manner; and

WHEREAS, the Authority selected Kelly Moore Paints as the respondent that can provide the required materials in a manner that is most advantageous to the agency, cost and other factors considered; and

WHEREAS, the funding for the services described herein is available as part of the Authority's Comprehensive Grant Program and Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute a purchase order with Kelly Moore Paints in an amount not to exceed $48,236.35, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995

Commissioner Lee motioned to adopt Resolution No. 4453 and Commissioner Palega seconded the motion. There was no discussion on the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4453 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 4454

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF LUMBER, BUILDING MATERIALS AND TRIM MOULDINGS FROM BERONIO LUMBER FOR THE HOLLY COURT UPGRADE IN AN AMOUNT NOT TO EXCEED $38,801.00

WHEREAS, the Authority solicited bids, in full and open competition, for lumber, building materials and mouldings to be used by the In-House Construction Department and Housing Development Division;

WHEREAS, bids were received from Beroni Lumber, Broadmoor Lumber, South City Lumber and San Bruno Lumber Company in a timely and acceptable manner; and

WHEREAS, the Authority selected Beroni Lumber as the respondent that can provide the required materials in a manner that is most advantageous to the agency, cost and other factors considered; and

WHEREAS, the funding for the services described herein is available as part of the Authority's Comprehensive Grant Program and Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute a purchase order with Beroni Lumber in an amount not to exceed $38,801.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

Commissioner Lee motioned to adopt Resolution No. 4454 and Commissioner Palega seconded the motion. There was no discussion on the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4454 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 4455

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF DOOR HARDWARE FROM R & H WHOLESALE IN AN AMOUNT NOT TO EXCEED $22,318.96

WHEREAS, the Authority solicited bids, in full and open competition, for door hardware to be used by the In-House Construction Department and Housing Development Division; and

WHEREAS, bids were received from R & H Wholesale, Allwood Door Company and Pacific Door in a timely and acceptable manner; and

WHEREAS, the Authority selected R & H Wholesale as the respondent that can provide the required materials in a manner that is most advantageous to the agency, cost and other factors considered; and

WHEREAS, the funding for the services described herein is available as part of the Authority's Comprehensive Grant Program and Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute a purchase order with R & H Wholesale in an amount not to exceed $22,318.96 except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

Commissioner Palega motioned to adopt Resolution No. 4455 and Commissioner Lee seconded the motion. There was no discussion on the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4455 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 4456

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF ELECTRICAL MATERIALS AND FIXTURES FROM CITY ELECTRIC IN AN AMOUNT NOT TO EXCEED $41,119.42

WHEREAS, the Authority solicited bids, in full and open competition, for electrical material and fixtures to be used by the In-House Construction Department and Housing Development Division; and

WHEREAS, bids were received from City Electric, Centennial Distribution and Maltby Electric in a timely and acceptable manner; and

WHEREAS, the Authority selected City Electric as the respondent that can provide the required materials and fixtures required in a manner that is most advantageous to the agency, cost and other factors considered; and

WHEREAS, the funding for the services described herein is available as part of the Authority's Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute a purchase order with City Electric in an amount not to exceed $41,119.42 except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

Commissioner Marshall motioned to adopt Resolution No. 4456 and Commissioner Redd seconded the motion. There was no discussion on the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner

Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4456 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 4457

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO TRAVEL TO WASHINGTON, D.C. MAY 3 THROUGH MAY 5, 1995 TO MEET WITH REPRESENTATIVES OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, On May 4, 1994 the Interim Executive Director, Ted Dienstfrey, three developers and two residents have been invited to meet with representatives from the Department of Housing and Urban Development (HUD) in Washington, D.C. to finalize the details of the financing for the Hayes Valley Development; and

WHEREAS, there may also be an opportunity to meet with representatives of the Office of Community Planning and Development to discuss San Francisco's Section 108 program; and

WHEREAS, the Authority deems that the presence of Ted Dienstfrey at the HUD meetings is essential to the conduct of its low rent operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The attendance of Mr. Dienstfrey, Interim Executive Director, at the aforementioned meetings is hereby authorized.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

During the approval of the Agenda, Commissioner Meskunas stated that Resolution No. 4457 would have to be amended to ratify and correct the dates to May 16 through 17, to meet with Mayor Jordan and Secretary Cisneros and May 20 through 22, to meet with representatives of HUD regarding HOPE VI. Commissioner Carpeneti motioned to amend Resolution No. 4457 and Commissioner Redd seconded the motion. There was no discussion on the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

The motion to amend Resolution No. 4457 was UNANIMOUSLY PASSED. Commissioner Carpeneti motioned to adopt Resolution No. 4457 and Commissioner Marshall seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4457 as UNANIMOUSLY ADOPTED as AMENDED.

(g) RESOLUTION NO. 4458

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH MADRID HEATING AND AIR CONDITIONING FOR REPAIRS TO CORRECT FIRE, HEALTH AND SAFETY CODE VIOLATIONS CITED BY THE SAN FRANCISCO FIRE DEPARTMENT AND SAN FRANCISCO HEALTH DEPARTMENT IN AN AMOUNT NOT TO EXCEED $20,795.00

WHEREAS, the San Francisco Fire Department and the San Francisco Health Department has cited the Authority for fire and health safety code violations at Senior Developments identified as Cal 1-18(13) 1855-15th Street; Cal 1-19(2), 1750 McAllister Street; Cal 1-20, 3850-18th Street/255 Dorland Street; Cal 1-21, 320/330 Clementina Streets and Cal 1-31, 25 Sanchez Street; and

WHEREAS, the code violations require the replacement of special fire rated garbage chute doors, garbage room doors and duct work repairs to roof top equipment; and

WHEREAS, the San Francisco Housing Authority conducted site surveys with contractors and received the following cost proposals for corrections to the fire and health code violations:

1. Brady Air Conditioning, Inc. $21,000.00
2. B Metal Fabrication, Inc. $22,054.15
3. Madrid Heating & Air Conditioning $20,795.00

WHEREAS, the lowest responsive bidder is Madrid Heating & Air Conditioning; and

WHEREAS, funding for the this service has been approved as part of the Authority's Operating Budget for Fiscal Year 1994-1995.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to issue a Purchase Order to Madrid Heating & Air Conditioning in an amount not to Exceed $20,795.00

2. This Resolution is effective immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

Commissioner Palega motioned to adopt Resolution No. 4458 and Commissioner Marshall seconded the motion. There was no discussion on the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President

Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4458 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 4459

RESOLUTION AUTHORIZING THE EXECUTION OF ANNUAL CONTRIBUTIONS CONTRACT (ACC) TO ADMINISTER THE HOUSING ASSISTANCE PAYMENTS (HAP) CONTRACT FOR THE PUTNAM-TOMPKINS APARTMENTS, PROJECT NO. CAPF0019401 UNDER HUD'S COMMUNITY INVESTMENT DEMONSTRATION PROGRAM

WHEREAS, the Housing Authority of the City and County of San Francisco entered into a Section 8 Annual Contributions Contract with the United States of America (Department of "HUD"); and

WHEREAS, it is deemed advisable by the Housing Authority of the City and County of San Francisco and the Department of HUD to execute the Section 8 Annual Contributions Contract for the Putnam-Tompkins Apartment, Project No. CAPF0019401 under the Community Investment Demonstration Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Annual Contributions Contract for HUD's Community Investment Demonstration Program is hereby approved and accepted. The Interim Executive Director is hereby authorized and directed to execute three counterparts of the ACC, and the Interim Secretary is hereby authorized to impress and attest the official seal of the Housing Authority of the City and County of San Francisco on each such counterpart and to forward such executed counterparts, or any of them, to the Department of HUD together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Department of HUD.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

During the approval of the Agenda, Commissioner Meskunas stated that Resolution No. 4459 would have to be amended to ratify the execution of the Annual Contract as this was sent Federal Express to Washington D.C. on May 10, 1995. Commissioner Lee motioned to adopt Resolution No. 4459 and Commissioner Palega seconded the motion. Commissioner Lee asked for the location of the apartments. Mr. Dienstfrey stated that the units were located behind Farmer's Market and the development is being built by the Mayor's Office of Public Housing. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

The amendment was UNANIMOUSLY PASSED. The vote was then taken to adopt Resolution No. 4459 as amended. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4459 was UNANIMOUSLY ADOPTED as AMENDED.

(I) RESOLUTION NO. 4460

RESOLUTION APPROVING THE 1995 COMPREHENSIVE GRANT PROGRAM, COMPREHENSIVE PLAN AMENDMENTS AND ANNUAL STATEMENT AND CERTIFYING THAT THE AUTHORITY WILL COMPLY WITH ALL APPLICABLE COMPREHENSIVE GRANT PROGRAM REQUIREMENTS

WHEREAS, the Department of Housing and Urban Development has invited this Authority to submit an Application for Fiscal Year 1995 Comprehensive Grant Program funding in the projected amount of $24,773,073.00; and

WHEREAS, the Authority is in need of such funding to address critical management and physical problems; and

WHEREAS, as a requirement of this program, the San Francisco Housing Authority Commission must approve the Comprehensive Plan Amendments and Annual Statement and must certify that the Authority will comply with the following program requirements:

1. The PHA/IHA will comply with all policies, procedures, and requirements prescribed by HUD for modernization, including implementation of the modernization in a timely, efficient, and economical manner;

2. The PHA/IHA has established controls to ensure that any activity funded by the CGP is not also funded by any other HUD program, thereby preventing duplicate funding of any activity;

3. The PHA/IHA will not provide to any development more assistance under the CGP than is necessary to provide affordable housing, after taking into account other government assistance provided;

4. The proposed physical work will meet the modernization and energy conservation standards under 24 CFR 968.115 or 24 CFR 905.603;

5. The proposed activities, obligations and expenditures in the Annual Statement are consistent with the proposed or approved Comprehensive Plan of the PHA/IHA;

6. The PHA/IHA will comply with applicable civil rights requirements under 24 CFR 968.110(a) or CFR 905.115, Indian Section 3 of the HUD Act of 1968 and HUD implementing regulations at 24 CFR Part 135. In addition, the PHA/IHA, where applicable, will carry out the Comprehensive Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973;

7. The PHA will take appropriate affirmative action to award modernization contracts to minority and women's business enterprises under 24 CFR 968.110(b); or the

HA will, to the greatest extent feasible, give preference to the award of modernization contracts to Indian organizations and Indian-owned economic enterprises under 24 CFR 905.165;

8. The PHA/IHA has provided HUD with any documentation that the Department needs to carry out its review under the National Environmental Policy Act (NEPA) and other related authorities in accordance with 24 CFR 968.110(c), (d) and (m) or 24 CFR 905.120(a), (b), and (j); and will not obligate, in any manner, the expenditure of CGP funds, or otherwise undertake the activities identified in its Comprehensive Plan/Annual Statement, until the PHA/IHA receives written notification from HUD indicating that the Department has complied with its responsibilities under NEPA and other related authorities;

9. The PHA/IHA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 905.120© and (d);

10. The PHA/IHA will comply with the relocation assistance and real property acquisition requirements under 24 CFR 968.110(g) or 24 CFR 905.120(e);

11. The PHA/IHA will comply with the requirements for physical accessibility under 24 CFR 968.110(h) or 24 CFR 905.120(f);

12. The PHA/IHA will comply with the requirements for access to records and audits under 24 CFR 968.110(I) or 24 CFR 905.120(g);

13. The PHA/IHA will comply with the uniform administrative requirements under 24 CFR 968.108(j) or 24 CFR 905.117;

14. The PHA/IHA will comply with lead-based paint testing and abatement requirements under 24 CFR 968.110(k) or 24 CFR 905.120(I);

15. The PHA/IHA has complied with the requirements governing local/tribal government and resident participation in accordance with 24 CFR 968.320(b) and (c), 968.330(d) and 968.340 or 24 CFR 905.672(b) and (c), 905.678(d) and 905.684, and has given full consideration to the priorities and concerns of local/tribal government and residents, including any comments which were ultimately not adopted, in preparing the Comprehensive Plan/Annual Statement and any amendments thereto;

16. The PHA/IHA will comply with the special requirements of 24 CFR 968.310(d) or 24 CFR 905.666(d) with respect to a home ownership development;

17. The PHA will comply with the special requirements of 24 CFR 968.235 with respect to Section 23 Leased housing bond-financed development;

18. The modernization work will promote housing that is modest in design and cost, but still blends in with the surrounding community.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The San Francisco Housing Authority Commission approves the 1995 Comprehensive Grant Program Comprehensive Plan Amendments and Annual Statement.

2. The President of the Commission is authorized to execute the Department of Housing and Urban Development form HUD-52836, stating the Commission's approval of the Comprehensive Plan and Annual Statement and that the Authority will comply with the requirements of the Comprehensive Grant Program.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

During the approval of the Agenda, Commissioner Meskunas stated that Resolution No. 4460 would have to be amended by removing the word "approving" and replacing it with "To ratify". Commissioner Carpeneti motioned to amend Resolution No. 4460 and Commissioner Lee seconded the motion. There was no discussion on the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4460 was UNANIMOUSLY PASSED. Commissioner Redd motioned to adopt Resolution No. 4460 and Commissioner Marshall seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4460 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 4461

RESOLUTION RATIFYING THE SUBMISSION OF JOINT APPLICATION WITH THE S.F. REDEVELOPMENT AGENCY FOR SECTION 8 RENTAL VOUCHERS FOR HOMELESS PERSONS WITH AIDS AND FOR AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTIONS CONTRACT IF SUCH APPLICATION IS APPROVED

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on March 3, 1995, the Department of Housing and Urban Development (HUD) published a super NOFA for Fiscal Year 1995 which identified a subprogram available for Section 8 Rental Vouchers targeted to persons with HIV/AIDS. The application for funds must be submitted by the area grantee for HOPWA funds which is the S.F. Redevelopment Agency and the San Francisco Housing Authority who will administer the rental vouchers for use in conjunction with services provided by community based organizations; and

WHEREAS, the application due date was June 1, 1995, therefore Commission action is necessary to ratify the Interim Executive Director's action in executing the necessary documents to submit the application and also provides authority to execute the Annual Contributions Contract if the application is approved.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority ratifies the submission of joint application for Section 8 Rental Vouchers funding and

authorizes the Interim Executive Director of the San Francisco Housing Authority to execute the Annual Contributions Contract, if such application is approved.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

Commissioner Marshall motioned to adopt Resolution No. 4461 and Commissioner Palega seconded the motion. There was no discussion on the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4461 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 4462

RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATION FOR SECTION 8 CERTIFICATE FUNDING, FOR THE HOMELESS FAMILIES PROGRAM, AND FOR AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTIONS CONTRACT IF SUCH APPLICATION IS APPROVED

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on March 3, 1995, the Department of Housing and Urban Development (HUD) invited the San Francisco Housing Authority to submit an application for up to fifty four (54) Section 8 Certificates and Vouchers specifically targeted for the Homeless Families Program; and

WHEREAS, the Authority desires to submit application for these funds and the authority to execute the Annual Contributions Contract by the Interim Executive Director of the San Francisco Housing Authority; and

WHEREAS, this action must be approved by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority approves the submission of application for Section 8 Certificates and the Interim Executive Director is authorized to execute the Annual Contributions Contract, if such application is approved.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

During the approval of the Agenda, Commissioner Meskunas stated that Resolution No. 4462 would have to be amended to ratify the submission of this application, as it was hand-delivered to HUD regional office on June 1, 1995. Commissioner Redd motioned to amend Resolution No. 4462 and Commissioner Carpeneti seconded the motion. There was no discussion on the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

The motion to amend Resolution No. 4462 was UNANIMOUSLY PASSED. Commissioner Lee motioned to adopt Resolution No. 4462 and Commissioner Marshall seconded the motion. The vote was then taken to adopt Resolution No. 4462 as amended. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4462 was UNANIMOUSLY ADOPTED as AMENDED.

(l) RESOLUTION NO. 4463

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE AMENDMENT NO. 6 TO THE AGREEMENT WITH MARQUIS ASSOCIATES FOR ADDITIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR THE PLANNED PHASE ONE COMPREHENSIVE MODERNIZATION OF THE SUNNYDALE HOUSING DEVELOPMENT, CAL 1-3

WHEREAS, this Authority entered into an agreement for architectural services for modernization of the Sunnydale Housing Development on May 26, 1992, after passage of a Resolution by the Board of Commissioners; and

WHEREAS, this Authority previously modified the Agreement by Amendments one through five, which were duly executed by Executive Directors; and

WHEREAS, the Architect prepared Phase 1 dwelling unit construction documents when given the Notice to Proceed by the former Director of Planning and Design, and those documents are nine-five percent complete; and

WHEREAS, the Architect is entitled to additional compensation based on two contract provisions.

First, the Agreement provides for additional compensation if the criteria changes. The criteria changed when the former Director of Planning & Design directed the Architect to proceed with construction documents for a project estimated to cost $2,100,000. more than planned when the Agreement was negotiated.

Second, the Agreement provides for equitable adjustment to the amount of compensation if services have not been completed within 24 months. The 24 months ended May 26, 1994.

WHEREAS, the Model Building construction experience revealed serious flaws in planned construction techniques as a result of previously unknown conditions; and

WHEREAS, if the ninety-five percent complete construction documents were brought to completion and a construction contract awarded, the Housing Authority would be exposed to substantial risk; and

WHEREAS, minimizing risk requires numerous revisions to the substantially completed construction drawings at added cost to the Architect; and

WHEREAS, the Model Building questionnaire responses from residents revealed residents dissatisfaction with improvements to second floor bedroom, closets and bathrooms and their preference to maximize useable wall space in lieu of storage space in deference to their prior expressed beliefs, and such changes require revision to the substantially completed construction drawings at added cost to the Architect; and

WHEREAS, the electrical distribution system with 30 Amp. service is inadequate by today's standards, and 60 Amp. service is warranted, which requires replacement of 7 transformers and all aerial drops to buildings. These changes require revisions to the substantially completed construction drawings at added cost to the Architect; and

WHEREAS, the Housing Authority wishes to have the Architect explore the feasibility of providing handicap accessible in-fill housing in preference to converting town-houses to flats at added cost to the Architect; and

WHEREAS, it is necessary to enter into Amendment #6 to the Agreement in order to implement revisions to the substantially completed Phase 1 dwelling unit construction documents and to implement the feasibility study.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission authorizes the Interim Executive Director to execute Amendment #6 to the Agreement with Marquis Associates for additional architectural and engineering services for the planned Comprehensive Modernization of the Sunnydale Housing Development for an amount not to exceed $242,000.00 plus the cost of reimbursable expenses as provided for in the Agreement.

2 This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

Commissioner Palega asked if the Commission received a complete set of architectural drawings. Mr. Dienstfrey stated that in 1991 or 1992 the architect was authorized to complete the working drawings prior to the completion of the models. Once the models were completed, there were changes and problems with the as-builts. He stated that he believed a great deal of money could have been saved if the models were completed initially. Mr. Richard McGuire, Housing Development, stated that presently, the expenditures will range approximately from $250,000.00. Mr. McGuire concurred that the construction documentation was done backwards plus the construction of the model revealed a number of concealed conditions that were different than the as-built drawings. Regarding the site work, the land survey was found to be deficient resulting from the as-built drawings of the site work furnished by the Housing Authority to the land surveyor were incomplete or inaccurate. Commissioner Palega asked what amount was originally spent. Mr. McGuire replied that $310,000.00 was spent on the architect's fee. Commissioner Palega expressed concern that this excessive use of funds was misappropriated. Mr. McGuire stated that the blame partially reflects on the prior administration. Commissioner Meskunas stated that some changes were necessitated in response to the residents. Commissioner Palega asked if the residents were included in the original design process and Mr. McGuire stated that they were.

Commissioner Lee stated he had met with the members of the architectural firm, Mr. Dienstfrey and Mr. Bob Dahlstom, Housing Development. He stated that there is still a lot of work to be done and once the drawings are submitted, it will go out to bid and there will be no more changes.

Commissioner Carpeneti asked if any negotiating had ensued with Marquis Associates to get a price break. Mr. McGuire stated that the negotiations have been extensive and there have been some credits included. In Amendment No. 6, a credit of $28,000.00 was utilized in Amendment No. 7. Commissioner Redd motioned to adopt Resolution No. 4463 and Commissioner Marshall seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner

Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4463 was UNANIMOUSLY ADOPTED.

(m) RESOLUTION NO. 4464

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE AMENDMENT NO. 7 TO THE AGREEMENT WITH MARQUIS ASSOCIATES FOR ADDITIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR THE PLANNED PHASE ONE COMPREHENSIVE MODERNIZATION OF THE SUNNYDALE HOUSING DEVELOPMENT, CAL 1-3

WHEREAS, this Authority entered into an agreement for architectural services for modernization of the Sunnydale Housing Development on May 26, 1992, after passage of a Resolution by the Board of Commissioners; and

WHEREAS, this Authority previously modified the Agreement by Amendments one through five, which were duly executed by Executive Directors; and

WHEREAS, the Architect prepared Phase 1 site work construction documents when given the Notice to Proceed by the former Director of Planning and Design, and those documents are nine-five percent complete; and

WHEREAS, the Model Building construction experience revealed serious flaws with the land survey; and

WHEREAS, the substantially complete site work construction drawings are based on faulty information shown in the land survey map; and

WHEREAS, if the ninety-five percent complete construction documents were brought to completion and a construction contract awarded, the Housing Authority would be exposed to substantial risk; and

WHEREAS, it is necessary to enter into Amendment #7 to the Agreement in order to implement revisions to the substantially completed Phase 1 site work construction documents.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission authorizes the Interim Executive Director to negotiate and execute Amendment #7 to the Agreement with Marquis Associates for additional

architectural and engineering services for the planned Comprehensive Modernization of the Sunnydale Housing Development for an amount not to exceed $32,540.00 plus the cost of reimbursable expenses as provided for in the Agreement.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

Commissioner Lee motioned to adopt Resolution No. 4464 and Commissioner Marshall seconded the motion. There was no discussion on the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4464 was UNANIMOUSLY ADOPTED.

(n) RESOLUTION NO. 4465

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH ENVIRONMENTAL SCIENCE & ENGINEERING, INC. TO ASSIST THE SFHA BY PROVIDING CONSULTING SERVICES TO CONDUCT A PRELIMINARY SITE ASSESSMENT FOR RESIDUAL SOIL CONTAMINATION FROM UNDERGROUND STORAGE TANKS REMOVED FROM THE MAINTENANCE YARD AT 1815 EGBERT, FOR AN AMOUNT-NOT-TO-EXCEED $14,115.00

WHEREAS, a analysis of the soil and groundwater detected residual petroleum contamination after the removal of 4 USTs and several yards of contaminated soil; and

WHEREAS, In April 1995, the Authority solicited proposals from three (3) Environmental Consultants to conduct a subsurface investigation to determine the extent of soil and groundwater contamination from four former underground storage tanks (UST) at 1815 Egbert; and

WHEREAS, In May 1995, the three (3) proposals were received; and Environmental Science and Engineering, Inc. was found to be the lowest, responsive, responsible bidder; and

WHEREAS, The Authority has not been able to file the report of closure (due to the presence of the contamination) as per the SF-USTRR and;

WHEREAS, In April 1994, ESE investigated the report of odors and free phase petroleum products in the soil excavated from the area adjacent to the site of the former USTs, and reported possible contamination migration; and

WHEREAS, This contaminated soil may pollute the groundwater; and

WHEREAS, the Authority recognizes the need for consulting services to determine the magnitude and extent of the contamination, remediate the soil and file a closure report with the City and County of San Francisco; and

WHEREAS, Environmental Science and Engineering, Inc. has proposed a fee not-to-exceed $14,115.00 to complete this effort which is within the funding available in the 1992 Comprehensive Grant Program budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute a contract for said work with Environmental Science and Engineering, Inc. for an amount not-to-exceed $14,115.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

Commissioner Lee motioned to adopt Resolution No. 4465 and Commissioner Palega seconded the motion. There was no discussion on the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4465 was UNANIMOUSLY ADOPTED.

(o) RESOLUTION NO. 4466

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH ENVIRONMENTAL SCIENCE & ENGINEERING, INC. TO PROVIDE CONSULTING SERVICES TO PLAN, IMPLEMENT AND OVERSEE THE STABILIZATION OF DETERIORATED, EXTERIOR LEAD-BASED PAINT (LBP) AT CAL 1-17(A) THE HUNTERS POINT DEVELOPMENT, FOR AN AMOUNT NOT-TO-EXCEED $22,990.00

WHEREAS, in July 1993, the Authority advertised for proposals for a Lead Hazards Consultant to assist in developing a Comprehensive Lead Hazards Management Plan; and

WHEREAS, In August 1993, seven (7) proposals were received and evaluated by staff; and

WHEREAS, Environmental Science and Engineering, Inc. was judged to be the best qualified consultant; and

WHEREAS, Environmental Science and Engineering, Inc. has been identified as the respondent who can provide the required services in a manner that is most advantageous to the Authority; and

WHEREAS, HUD and HARRG mandate that the Authority stabilize deteriorated, exterior LBP paint at all family developments constructed before 1978; and

WHEREAS, the Authority recognizes the need for consulting services to develop, implement and oversee the work, in order to protect residents and to satisfy regulatory and insurance requirements; and

WHEREAS, Environmental Science and Engineering, Inc. has proposed a fee not-to-exceed $22,990.00 to complete this effort; and

WHEREAS, this fee is reasonable for the work involved (less than 6% of the construction cost) and is within the funding available in the 1992 Comprehensive Grant Program budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute a contract for said work with Environmental Science & Engineering, Inc. for an amount not-to-exceed $22,990.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

Commissioner Marshall motioned to adopt Resolution No. 4466 and Commissioner Carpeneti seconded the motion. There was no discussion on the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4466 was UNANIMOUSLY ADOPTED.

(p) RESOLUTION NO. 4467

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH ENVIRONMENTAL SCIENCE & ENGINEERING, INC. TO

PROVIDE CONSULTING SERVICES TO PLAN, IMPLEMENT AND OVERSEE THE STABILIZATION OF DETERIORATED, EXTERIOR LEAD-BASED PAINT (LBP) AT CAL 1-1(4), ALICE GRIFFITH DEVELOPMENT, FOR AN AMOUNT NOT-TO-EXCEED $24,112.00

WHEREAS, in July 1993, the Authority advertised for proposals for a Lead Hazards Consultant to assist in developing a Comprehensive Lead Hazards Management Plan; and

WHEREAS, In August 1993, seven (7) proposals were received and evaluated by staff; and

WHEREAS, Environmental Science and Engineering, Inc. was judged to be the best qualified consultant; and

WHEREAS, Environmental Science and Engineering, Inc. has been identified as the respondent who can provide the required services in a manner that is most advantageous to the Authority; and

WHEREAS, HUD and HARRG mandate that the Authority stabilize deteriorated, exterior LBP paint at all family developments constructed before 1978; and

WHEREAS, the Authority recognizes the need for consulting services to develop, implement and oversee the work, in order to protect residents and to satisfy regulatory and insurance requirements; and

WHEREAS, Environmental Science and Engineering, Inc. has proposed a fee not-to-exceed $24,112.00 to complete this effort; and

WHEREAS, this fee is reasonable for the work involved (less than 5% of the construction cost) and is within the funding available in the 1992 Comprehensive Grant Program budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute a contract for said work with Environmental Science and Engineering, Inc. for an amount not-to-exceed $24,112.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

Commissioner Palega motioned to adopt Resolution No. 4467 and Commissioner Marshall seconded the motion. There was no discussion on the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAYS:	None
ABSENT FOR VOTING:	Larry K. Lee, Commissioner Hadie Redd, Commissioner

Resolution No. 4467 was ADOPTED.

(q) RESOLUTION NO. 4468

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE SAN FRANCISCO POLICE DEPARTMENT TO SET FORTH GUIDELINES IN THE ESTABLISHMENT OF A NEIGHBORHOOD RESOURCE CENTER AT THE POTRERO HILL PUBLIC HOUSING DEVELOPMENT IN AN AMOUNT NOT TO EXCEED $266,666.67

WHEREAS, the San Francisco Housing Authority is dedicated to providing an effective Community Policing program for it's residents by establishing Neighborhood Resource Centers through a collaborative of residents, SFPD, SFHA staff and community based organizations; and

WHEREAS, the San Francisco Police Department has provided services to the Authority by the creation of the SFPD Housing Task Force, and has provided special recreational activities which have benefitted public housing youth; and

WHEREAS, the Authority wishes to enhance the relationship among residents and the SFPD to establish a mutual understanding of the safety and security needs of public housing residents; and

WHEREAS, the crime statistics, illegal drug activity and other criminal activities have significantly decreased since the presence of the SFPD Special Housing Unit; and

WHEREAS, funding for these services is available from the 1994 Drug Elimination Program.

WHEREAS, tenant patrols will be organized, supervised and trained by SAFE (Safety Awareness for Everyone).

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to enter into a Memorandum of Understanding with the San Francisco Police Department in an amount not to exceed $266,666.67 except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

Commissioner Palega motioned to adopt Resolution No. 4468 and Commissioner Marshall or Kavanagh? (10.8 on tape) seconded the motion. There was no discussion on the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAYS:	None
ABSENT FOR VOTING:	Larry K. Lee, Commissioner Hadie Redd, Commissioner

Resolution No. 4468 was ADOPTED.

(r) RESOLUTION NO. 4469

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE SAN FRANCISCO

POLICE DEPARTMENT TO SET FORTH GUIDELINES IN THE ESTABLISHMENT OF A NEIGHBORHOOD RESOURCE CENTER AT THE ALICE GRIFFITH PUBLIC HOUSING DEVELOPMENT IN AN AMOUNT NOT TO EXCEED $266,666.67

WHEREAS, the San Francisco Housing Authority is dedicated to providing an effective Community Policing program for it's residents by establishing Neighborhood Resource Centers through a collaborative of residents, SFPD, SFHA staff and community based organizations; and

WHEREAS, the San Francisco Police Department has provided services to the Authority by the creation of the SFPD Housing Task Force, and has provided special recreational activities which have benefitted public housing youth; and

WHEREAS, the Authority wishes to enhance the relationship among residents and the SFPD to establish a mutual understanding of the safety and security needs of public housing residents; and

WHEREAS, the crime statistics, illegal drug activity and other criminal activities have significantly decreased since the presence of the SFPD Special Housing Unit; and

WHEREAS, funding for these services is available from the 1994 Drug Elimination Program.

WHEREAS, tenant patrols will be organized, supervised and trained by SAFE (Safety Awareness for Everyone).

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to enter into a Memorandum of Understanding with the San Francisco Police Department in an amount not to exceed $266,666.67 except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

Commissioner Palega motioned to adopt Resolution No. 4469 and Commissioner Marshall seconded the motion. There was no discussion on the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAYS:	None
ABSENT FOR VOTING:	Larry K. Lee, Commissioner Hadie Redd, Commissioner

Resolution No. 4469 was ADOPTED.

(s) RESOLUTION NO. 4470

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE SAN FRANCISCO POLICE DEPARTMENT TO SET FORTH GUIDELINES IN THE ESTABLISHMENT OF A NEIGHBORHOOD RESOURCE CENTER AT THE NORTH BEACH PUBLIC HOUSING DEVELOPMENT IN AN AMOUNT NOT TO EXCEED $266,666.67

WHEREAS, the San Francisco Housing Authority is dedicated to providing an effective Community Policing program for it's residents by establishing Neighborhood Resource Centers through a collaborative of residents, SFPD, SFHA staff and community based organizations; and

WHEREAS, the San Francisco Police Department has provided services to the Authority by the creation of the SFPD Housing Task Force, and has provided special recreational activities which have benefitted public housing youth; and

WHEREAS, the Authority wishes to enhance the relationship among residents and the SFPD to establish a mutual understanding of the safety and security needs of public housing residents; and

WHEREAS, the crime statistics, illegal drug activity and other criminal activities have significantly decreased since the presence of the SFPD Special Housing Unit; and

WHEREAS, funding for these services is available from the 1994 Drug Elimination Program.

WHEREAS, tenant patrols will be organized, supervised and trained by SAFE (Safety Awareness for Everyone).

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to enter into a Memorandum of Understanding with the San Francisco Police Department in an amount not to exceed $266,666.67 except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

Commissioner Marshall motioned to adopt Resolution No. 4470 and Commissioner Carpeneti seconded the motion. There was no discussion on the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAYS:	None
ABSENT	Larry K. Lee, Commissioner
FOR VOTING:	Hadie Redd, Commissioner

Resolution No. 4470 was ADOPTED.

(t) RESOLUTION NO. 4471

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH THE SAN FRANCISCO CONSERVATION CORPS IN AN AMOUNT NOT TO EXCEED $817,416 FOR THE IMPLEMENTATION OF A YOUTH CORPS PROGRAM AS IDENTIFIED AND AUTHORIZED IN THE YOUTH APPRENTICESHIP PROGRAM GRANT

WHEREAS, the Authority is committed to developing and implementing pre-apprenticeship training opportunities for residents of public housing by working collaboratively with community based organizations, union representatives and various city service providers; and

WHEREAS, a Memorandum of Understanding between the San Francisco Housing Authority and the San Francisco Building and Construction Trades Council for the SFHA/Building Trades Resident Partnership Program was signed on October 13, 1994 in support of apprenticeship training opportunities for residents of public housing; and

WHEREAS, the Authority submitted a Youth Apprenticeship Program grant to the Department of Housing and Urban Development and was subsequently awarded the grant; and

WHEREAS, a six (6) month Youth Corps component is a stipulation of the grant agreement to be awarded to a certified NASCC organization; and

WHEREAS, the San Francisco Conservation Corps is certified by NASCC and meets all the requirements of the proposal application to accommodate the participants needs for additional education and life skills training necessary to become successful apprentices; and

WHEREAS, funding for the services described above has been approved as part of the Authority's Youth Apprenticeship Program grant;

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to enter into contract with the San Francisco Conservation Corps in an amount not to exceed $817,416 except as provided under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

Commissioner Carpeneti motioned to adopt Resolution No. 4471 and Commissioner Marshall seconded the motion. There was no discussion on the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAYS:	None
ABSENT FOR VOTING:	Hadie Redd, Commissioner

Resolution No. 4471 was ADOPTED.

(u) RESOLUTION NO. 4472

AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT AMENDMENT WITH MISSION NEIGHBORHOOD CENTERS, INC. FOR TUTORIAL SERVICES AT BERNAL DWELLINGS IN AN AMOUNT NOT TO EXCEED $28,700.00 IN HOPE VI FUNDS THROUGH SEPTEMBER 20, 1995

WHEREAS, Mission Neighborhood Centers, Inc. has provided tutorial services at Bernal Dwellings for the last year under Drug Elimination and then HOPE VI Funding; and

WHEREAS, the SFHA is soliciting proposals for a new contract for tutorial and other educational services to begin by September 1995; and

WHEREAS, in order to avoid an interruption of tutorial services for children at Bernal Dwellings while concurrently requesting proposals for services, the SFHA requests Commission approval of an amendment to the original contract in the amount of $23,500 in accordance with San Francisco Housing Authority Procurement Policy; and

WHEREAS, the SFHA wishes to continue the tutorial services to the children at Bernal Dwellings, especially during the summer months, and up until the relocation of families from Bernal Dwellings; and

WHEREAS, HUD allows for such change orders in accordance with HUD Handbook 7460.1 REV-1, Procurement Handbook for Public Housing Agencies.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute a contract amendment in an amount not to exceed $23,500.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 8, 1995
Date

Commissioner Palega motioned to adopt Resolution No. 4472 and Commissioner Lee seconded the motion. There was no discussion on the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

ABSENT FOR VOTING: Hadie Redd, Commissioner

Resolution No. 4472 was ADOPTED.

Following the completion of New Business, Mr. Dienstfrey stated that the Housing Authority received a notice from HUD that the SFHA could reprogram the roofing contract funds from Potrero Development, so it would be brought back before the Commission, possibly by the next meeting.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Jeri Maxwell, Valencia Gardens Development
Jerry Abrams, Mission Dolores Development
Sharon Adams, Bernal Development
Malik Rahim
Jewel Green, Hunter's View Development

Jan Allen, Clementina Towers Development
Doug Comstock
Margaret Verges

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

There being no further business to come before the Commission, the Regular meeting of June 8, 1995 was adjourned by Commissioner Meskunas at 6:25 p.m. by consensus. The next Regular meeting has been scheduled for June 22, 1995 at 440 Turk Street at 4:00 p.m.

Barbara R. Meskunas
President

Ted Dienstfrey
Interim Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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June 13, 1995

PUBLIC NOTICE

A Special Executive (Closed) Session of the Commission of the Housing Authority of the City and County of San Francisco will be held at 11:00 a.m., Friday, June 16, 1995 at 440 Turk Street, San Francisco, California for the following purpose:

> Conference with Legal Counsel regarding Federal Court Case No. C95 1558 WHO, *Deborah Whittle, Cordell Olive and Kathleen Jamison v. The San Francisco Housing Authority, Felipe Floresca, Barbara Meskunas, Milton F. Reiterman, Peter Byrne, The Institute for Contemporary Studies.* The Commission is authorized to discuss this case under Government Code Section 54956.9(a).

The Commission will deliver a written report of the closed session, in the lobby of the San Francisco Housing Authority at 440 Turk Street, at the close of the meeting.

Barbara R. Meskunas
President

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

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June 16, 1995

PUBLIC NOTICE

The Annual Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, June 22, 1995 at 440 Turk Street, San Francisco, California.

Immediately following the Annual Meeting, at approximately 4:15 pm, the regularly scheduled meeting of the Commission of the Housing Authority will commence.

Ted Dienstfrey
Interim Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

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3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

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6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY JUNE 22, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, June 22, 1995

440 Turk Street
San Francisco, CA 94102

1. **ROLL CALL:**

   Barbara R. Meskunas, President
   Richard Carpeneti, Vice President
   Hadie Redd, Commissioner
   Larry K. Lee, Commissioner
   Sululagi Palega, Sr., Commissioner
   Thelma Kavanagh, Commissioner
   Juanita D. Marshall, Commissioner

2. **APPROVAL OF AGENDA:**

3. **APPROVAL OF MINUTES:**

4. **GENERAL COMMUNICATIONS:**

5. **REPORT OF SECRETARY:**

6. **COMMITTEE REPORT:**

7. **REPORT OF COUNSEL:**

8. **TENANT REPRESENTATIVE REPORT:**

9. **PUBLIC COMMENT ON AGENDA ITEMS:**

   NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) Resolution - Approving the Improvement Plan to Correct Management Deficiencies Identified Through the Public Housing Management Assessment Program

(b) Resolution - Authorizing the Interim Executive Director to Negotiate and Enter into a Contract with Ladson Associates for Classification and Salary Review Services in an Amount Not to Exceed $30,000.00 During the Remainder of Fiscal Year 1994-95

(c) Resolution - Authorizing the Interim Executive Director to Enter into a Standby Contract with Synergy Environmental Inc. to Provide Abatement or Remediation Services for Lead-Based Paint (LBP) and/or Asbestos Hazards at any SFHA Development, as needed, in an Amount Not to Exceed $15,000.00

(d) Resolution - Approving the Low Income Operating Budget for the Period of October 1, 1995 to September 30, 1996 Covering Low Income Developments Under Contract SF-255

(e) Resolution - Ratifying the Increase in Encumbrance for the Rental of a Skiploader and Vehicles from Action Rentals for Extended Services in the Amount of $15,843.00

(f) Resolution - Authorizing the Interim Executive Director to Execute a Purchase Order for the Procurement of Vitrified Clay Sewer Pipe and Fittings from Edward W. Walsh Co. to be used in the Westbrook Apartments Sewer Project in an Amount Not to Exceed $19,075.66

(g) Resolution - Authorizing the Interim Executive Director to Execute a Purchase Order for the Procurement of Sheetmetal from Goss Heating & Ventilation to be used at the Great Highway Stucco Repair Job in an Amount Not to Exceed $21,653.35

(h) Resolution - Authorizing the Interim Executive Director to Pay the San Francisco Planning Department for the Processing of the Conditional Use Permit for the Planned Redevelopment of the Bernal Dwellings Housing Development, CAL 1-5 in an Amount Not to Exceed $150,000.00

(i) Resolution - Authorizing the Interim Executive Director to Pay to the San Francisco Planning Department for the Processing of the Conditional Use Permit for the Planned Redevelopment of the Yerba Buena East Housing Development, CAL 118(2) in an Amount Not to Exceed $150,000.00

(j) Resolution - Authorizing the Interim Executive Director to Execute a Purchase Requisition to Pay the General Liability and Lead-Based Paint Insurance Coverage Provided by the Housing Authority Risk Retention Group in an Amount Not to Exceed $804,907.00

(k) Resolution - Authorizing the Interim Executive Director to Execute a Purchase Order with the Economic Opportunity Council of San Francisco, Inc. for Operation of the San Francisco Head Start Program at Hunter's View, Plaza East, and Westside Courts During the Months of July and August, 1995 in an Amount Not to Exceed $30,000.00

(l) Resolution - Authorizing the Interim Executive Director to Enter into a Memorandum of Agreement Between the San Francisco Housing Authority and the Plaza East Tenant's Association to Lease an Office Space for the Operations of the Plaza East Tenant's Association at the Site

(m) Resolution - Authorizing the Interim Executive Director to Enter into a Memorandum of Agreement Between the San Francisco Housing Authority and the Bernal Dwellings Tenant's Association to Lease an Office Space for the Operations of the Bernal Dwellings Tenant's Association at the Site

(n) Resolution - Authorizing the Interim Executive Director to Submit the San Francisco Housing Authority's Amended Demolition/Disposition Application for Replacement Housing Plan to Demolish 294 Units of Public Housing at Hayes Valley North Development, CAL 1-18(7), and Hayes Valley South Development, CAL 1-18(7)

(o) Resolution - Authorizing the Interim Executive Director to Enter into a Memorandum of Understanding with the Council of Resident Management Corporations of San Francisco After Obtaining All Necessary Records of Affected Resident Management Councils and CORMC and Determining Legal Sufficiency as Required by HUD Regulations, for the Purposes of Recognizing CORMC as a Resident Management Corporation

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

Ted Dienstfrey
Interim Secretary/Executive Director

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Annual

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Annual Meeting Held:
Thursday, June 22, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in session at 440 Turk Street, San Francisco, California on Thursday, June 22, 1995 at 4:19 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

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PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

ALSO PRESENT: Ted Dienstfrey, Interim Secretary/Executive Director
Marie Corlett Blits, Deputy City Attorney, City and County of San Francisco

2. ELECTION OF OFFICERS:

Commissioner Meskunas announced that the Bylaws call for an Annual Meeting when the offices of President and Vice President for the coming year are elected. She motioned that Commissioner Carpeneti be nominated for the office of President for the ensuing year and Commissioner Redd seconded the motion. Commissioner Meskunas asked if there were any other nominations and there were none. She then motioned that the nominations be closed and that the Secretary call the roll of the Commissioners on the election of the President. Commissioner Redd seconded the motion. The motion was passed and adopted UNANIMOUSLY. A roll call vote was taken:

Barbara R. Meskunas, President	**YES**
Richard Carpeneti, Vice President	**YES**
Hadie Redd, Commissioner	**YES**
Larry K. Lee, Commissioner	**YES**
Sululagi Palega, Sr., Commissioner	**YES**
Thelma Kavanagh, Commissioner	**YES**
Juanita D. Marshall, Commissioner	**YES**

Commissioner Carpeneti was elected President of the Commission. President Carpeneti stated that the Housing Authority was experiencing difficult times, but that we're keeping on track. He stated that he wanted to thank and acknowledge the tremendous help to the Commission from former President Meskunas, whom he believed knew the most about people, policy, politics, polititians, and the residents of public housing. He also stated that he thought the Authority had a good staff, and that things were going to go much smoother that in the past. He pledged his best.

Commissioner Lee motioned that Commissioner Redd be nominated for the office of Vice President for the ensuing year and Commissioner Palega seconded the motion. Commissioner Meskunas asked if there were any other nominations and there were none. She then motioned that the nominations be closed and that the Secretary call the roll of the Commissioners on the election of the Vice President. Commissioner Marshall seconded the motion. The motion was passed and adopted UNANIMOUSLY. A roll call vote was taken:

Barbara R. Meskunas, President	**YES**
Richard Carpeneti, Vice President	**YES**
Hadie Redd, Commissioner	**YES**
Larry K. Lee, Commissioner	**YES**
Sululagi Palega, Sr., Commissioner	**YES**
Thelma Kavanagh, Commissioner	**YES**
Juanita D. Marshall, Commissioner	**YES**

Commissioner Redd was elected Vice President of the Commission. Commissioner Redd thanked the Commission, staff and tenants for having confidence in him serve in the office of Vice President of the Commission. He stated that he would do everything he possibly could to see that the Agency stayed on track. He stated that he would do his very best and offered his support. He asked for input and support from the residents and stated that he would be available to them.

3. ADJOURNMENT:

Commissioner Meskunas motioned to adjourn the Annual Meeting and Commissioner Carpeneti seconded the motion. The Annual Meeting was adjourned at 4:27 p.m.

_____

Barbara R. Meskunas
President

_____

Ted Dienstfrey
Interim Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Regular Meeting Held:
Thursday, June 22, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in session at 440 Turk Street, San Francisco, California on Thursday, June 22, 1995 at 4:45 p.m.

The meeting was called to order by President Carpeneti.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

A quorum was present.

ALSO PRESENT: Ted Dienstfrey, Interim Secretary/Executive Director
Marie Corlett Blits, Deputy City Attorney, City and County of San Francisco

2. APPROVAL OF AGENDA:

Mr. Dienstfrey withdrew Resolution (b) for additional clarification. Commissioner Redd motioned to approve the Agenda as amended and Commissioner Palega seconded the motion. A vote was taken to approve the Agenda as amended and the vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

The Agenda was APPROVED as AMENDED.

Children from the Hunter's Point Boys and Girls Club gave a presentation. Mr. Reuben Smith spoke on the current events involving the resident children.

3. APPROVAL OF MINUTES:

Commissioner Redd motioned to approve the minutes for the June 8, 1995 Regular Meeting and Commissioner Lee seconded the motion. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

The Minutes were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Carpeneti announced that Ms. Yuletta Mitchell, HUD-Washington, D.C. was present in the audience.

5. REPORT OF SECRETARY:

Mr. Dienstfrey stated that Friday evening, June 23, 1995, he and his wife Patricia were pleased and honored to spend the night as guests at the Potrero Development. They had a wonderful meal, good conversation and a restful sleep.

Supervisor Kennedy's issue of "one-for-one onsite" replacement of public housing units that are rebuilt has been referred back to Committee where it can be discussed in an orderly manner. The goal is housing as large a number as possible of very low-income households, in decent, safe and sanitary housing.

Mr. Dienstfrey mentioned that at the last meeting, the Authority was expecting a $250,000.00 grant from HUD for pre-apprenticeship training. This program is part of an

ongoing effort to cooperate with the unions to get residents into a position to start the union apprenticeship program. Earlier in the day at a press conference the grant was announced. Mr. Dienstfrey said it's one thing to get the grant, and we'll see in a year or so how well we will have done in implementing the grant.

There is a certain amount of concern dealing with a HUD rule that has been mulling around since 1980 that says that SFHA can not house non-citizens. In effect the rule says that the SFHA can not house individuals that are here illegally. If an illegal is found there is three years to correct the situation.

Mr. Dienstfrey reported that the bid for the senior security has come in over budget. The seniors have been told that staff will work with them to figure out why the bids came in over budget and where cuts in the program might be made.

Mr. Dienstfrey stated that one of the major items that staff is trying to bring to the Commission in an orderly manner was the modification in the SFHA lease.

The last two weeks has been a major on-the-job learning experience, especially with the preparing of the budget. At an appropriate time, in today's meeting, staff will offer a substitute budget. The underlying bedrock issue of the substitute budget is that SFHA will end FY 96 with a 40% reserve, or an "A" PHMAP score, and SFHA will not have to layoff any individual due to this proposed budget.

6. COMMITTEE REPORT:

Commissioner Carpeneti stated that the Site and Design Committee met and reviewed Resolution Nos. 4474, 4476, 4477, 4478, 4479, 4480, 4485, all of which were UNANIMOUSLY PASSED.

The Health and Safety Committee did not meet, but Commissioner Redd stated that a meeting was tentatively scheduled for July 1 or 2.

The Finance Committee met on Tuesday, June 13 and Monday, June 19. Commissioner Meskunas asked for revisions to made to bring the operating reserve up to an "A" level for a PHMAP score. The operating budget was approved and a substitute budget was presented at this meeting. She reported that the Finance Committee recommended passage of the budget and the substitute budget for timely submittal to HUD.

Commissioner Lee stated that the Maintenance Group had not met in several months; however, a meeting had been scheduled for Monday, July 10, 1:00 p.m. at 1815 Egbert.

Commissioner Carpeneti stated that the current committee members would stay the same.

7. REPORT OF COUNSEL:

Marie C. Blits, Esq. Deputy City Attorney, stated that there was a closed session on litigation matters in which one of the Commissioners would be reporting on.

8. TENANT REPRESENTATIVE REPORT:

Ms. Christine Neal, PHTA, reported that she attended a HOPE VI conference.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Peter Byrne

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4473

RESOLUTION APPROVING THE IMPROVEMENT PLAN TO CORRECT MANAGEMENT DEFICIENCIES IDENTIFIED THROUGH THE PUBLIC HOUSING MANAGEMENT ASSESSMENT PROGRAM

WHEREAS, the San Francisco Housing Authority (SFHA) is required to submit to the U. S. Department of Housing and Urban Development (HUD) an Improvement Plan (IP) for the Public Housing Management Assessment Program (PHMAP) performance indicators wherein the Authority did not achieve a passing grade in its PHMAP assessment for the Fiscal Year Ended September 30, 1994 by HUD; and

WHEREAS, the IP identifies deficiencies, describes strategies to correct the deficiencies, and provides quarterly performance target dates; and

WHEREAS, the IP will commence on July 1, 1995 and its implementation will be monitored by HUD and the SFHA; and

WHEREAS, The Commission of the SFHA finds that the IP targets and timeframes are reasonable and in the best interests of the SFHA.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The San Francisco Housing Authority Commission approves the Improvement Plan dated June 14 , 1995 to correct September 30, 1994 failed PHMAP indicators for Outstanding Work Orders, Inspection and Condition of Units, and Tenants Accounts Receivable.

2. The San Francisco Housing Authority Commission is committed to taking all actions to achieve the performance targets contained in the Improvement Plan.

3. The IP will be monitored by HUD and the SFHA to ensure that the quarterly targets are met in terms of quality, quantity, and timeliness.

4. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 22, 1995
Date

Commissioner Redd motioned to adopt Resolution No. 4473 and Commissioner Carpeneti seconded the motion. There was no discussion on Resolution No. 4473. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4473 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. ____

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH LADSON ASSOCIATES FOR CLASSIFICATION AND SALARY REVIEW SERVICES IN AN AMOUNT NOT TO EXCEED $30,000.00 DURING THE REMAINDER OF FISCAL YEAR 1994-95

WHEREAS, the Authority is required to perform classification and salary studies on an as-requested basis pursuant to the Memorandum of Understanding with United Public Employees Local 790, and three requests for classification and salary reviews are currently pending; and

WHEREAS, the Authority solicited proposals, in full and open competition, for classification and salary review services and received responses from Ladson Associates, Accuman, Personnel Concepts, Inc., Ralph Andersen & Associates, and Human Resource Solutions; and

WHEREAS, the Authority evaluated the proposals received in accordance with the criteria published in the solicitation, and determined that Ladson Associates could provide the required services in a manner that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, in accordance with procurement regulations at 24 CFR, Part 85.36, the Authority should award a contract to Ladson Associates; and

WHEREAS, funding for the services described herein has been approved as part of the Authority's Operating Budget and Section 8 Administrative Fees for fiscal year 1994-95.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to negotiate and enter into a contract with Ladson Associates for classification and salary review services in an amount not to exceed $30,000.00 for the remainder of fiscal year 1994-95.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison

Assistant Legal Counsel

June 22, 1995
Date

During the approval of the Agenda Resolution No. (b) was withdrawn pending further clarification.

(c) RESOLUTION NO. 4474

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A STANDBY CONTRACT WITH SYNERGY ENVIRONMENTAL INC. TO PROVIDE ABATEMENT OR REMEDIATION SERVICES FOR LEAD-BASED PAINT (LBP) AND ASBESTOS HAZARDS AT ANY SFHA DEVELOPMENT, AS NEEDED, IN AMOUNT NOT-TO-EXCEED $15,000.00

WHEREAS, In 1994, the Authority advertised for proposals for qualified Lead/Asbestos Hazards Contractor to remediate Lead/Asbestos hazards on an as needed basis; and

WHEREAS, Six (6) proposals were received and evaluated by staff and Synergy Environmental Inc. was judged to be one of the best qualified contractors; and

WHEREAS, Synergy has been identified as the respondent who could provide the required services in a manner that was most advantageous to the Authority, cost and other factors considered; and

WHEREAS, Synergy has been retained as a Lead/Asbestos Abatement Contractor previously by the Authority and has performed promptly and effectively; and

WHEREAS, The Authority recognizes the need for a stand-by contract to abate or remediate lead based paint or asbestos hazards where these materials pose an immediate hazard to a resident or employee and;

WHEREAS, Unless this Resolution is approved the Authority will be unable to comply in a prompt manner with statutory requirements in the abatement/remediation of lead/asbestos hazards; and

WHEREAS, funding is available within the 1992, 1993 and 1994 Comprehensive Grant Program budgets.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute an Contract to abate or remediate Lead/Asbestos Hazards contract with Synergy Environmental Inc. for an amount not-to-exceed $15,000.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 22, 1995
Date

Commissioner Meskunas motioned to adopt Resolution No. 4474 and Commissioner Redd seconded the motion. There was no discussion on Resolution No. 4474. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4474 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 4475

RESOLUTION APPROVING THE LOW INCOME OPERATING BUDGET FOR THE PERIOD OCTOBER 1, 1995 TO SEPTEMBER 30, 1996 COVERING LOW INCOME DEVELOPMENTS UNDER CONTRACT SF-255

WHEREAS, there is attached hereto and marked Exhibit "A," the Budget in summary form for the Low Income Housing Program Operating Budget for the period of October 1, 1995 through September 30, 1996; and

WHEREAS, the Commission has reviewed the aforementioned budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations and

that all proposed rental charges and expenditures will be consistent with provisions of law and Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the requirements of Section 9 (b) of the U.S. Housing Act and of Section 960.407 of 24 CFR Part 960 in that the aggregate annual gross rent of families residing in dwelling units for the fiscal year beginning October 1, 1995 will not be less than that amount equal to 30 percent of the sum of the "Family Income;" and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the annual income reexaminations requirements and that rents have been or will be adjusted in accordance with 24 CFR Part 913; and

WHEREAS, the San Francisco Housing Authority certifies that no PHA employee reflected in this budget serving in a variety of positions will exceed 100 percent allocation of his/her time.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the budget marked Exhibit "A" attached hereto is hereby approved for submission to HUD Area Office.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 22, 1995
Date

Mr. Dienstfrey stated that after the Monday, June 19 Finance Committee meeting, one of the principle goals was to end up without inter-fund borrowing from the Section 8 reserves in 1996 and still retain an "A" PHMAP score. The Finance Committee stated that they would authorize the Authority to transfer funds in 1995 in order to have an "A" score at the end of the year.

Mr. Barrie Stewart, Director of Finance, stated that the Finance Department was working to reduce the number of writeoffs. $425,000.00 was the average for the last 5 years and he stated that efforts would be made to reduce that figure. PILOT is budgeted at $525,000.00, the same as last year. He stated that if the substitute budget were approved, there would not be any layoffs.

1. That the budget marked Exhibit "A" be attached hereto be withdrawn and the budget marked Revised Exhibit "A" is hereby approved.

Exhibit A was withdrawn and the Budget marked "Revised Exhibit A" was accepted by the Commission. Commissioner Palega motioned to amend Resolution No. 4475 with Revised Exhibit A attached, and Commissioner Marshall seconded the motion. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4475 was APPROVED as AMENDED. A vote was then taken to adopt Resolution No. 4475. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4475 was ADOPTED as AMENDED.

(e) RESOLUTION NO. 4476

RESOLUTION RATIFYING THE INCREASE IN ENCUMBRANCE FOR THE RENTAL OF A SKIPLOADER AND VEHICLES FROM ACTION RENTALS FOR EXTENDED SERVICES IN THE AMOUNT OF $15,843.00

WHEREAS, the In-House Construction Department was assigned to perform landscaping at the Alemany Development and required the use of a skiploader to complete assigned work; and

WHEREAS, In-House Construction required the use of rental vehicles for the work to be performed on 504 Implementation and active modernization projects until the arrival of the Authority's new fleet vehicles; and

WHEREAS, the funding for the services described herein is available as part of the Authority's Comp Grant Budgets.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission hereby ratifies the increase in encumbrance for the leasing of vehicles and construction equipment from Action Rental for extended services in the amount of $15,843.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 22, 1995
Date

Commissioner Redd motioned to adopt Resolution No. 4476 and Commissioner Marshall seconded the motion. There was no discussion on Resolution No. 4476. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4476 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 4477

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF VITRIFIED CLAY PIPE AND FITTINGS FROM EDWARD W. WALSH CO. TO BE USED IN THE WESTBROOK APARTMENTS SEWER PROJECT IN AN AMOUNT NOT TO EXCEED $19,075.66

WHEREAS, the Authority solicited bids, in full and open competition, for vitrified clay pipe and fittings to be used by the In-House Construction Department; and

WHEREAS, bids were received from Edward W. Walsh Co., in a timely and acceptable manner; and

WHEREAS, the Authority selected Edward W. Walsh Co. as the respondent that can provide the required services in a manner that is most advantageous to the agency, cost and other factors considered; and

WHEREAS, the funding for the services described herein is available as part of the Authority's Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to negotiate and enter into contracts with Edward W. Walsh Co. in an amount not to exceed $19,075.66, except as provided for under the Procurement Policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 22, 1995
Date

Commissioner Redd motioned to adopt Resolution No. 4477 and Commissioner Palega seconded the motion. There was no discussion on Resolution No. 4477. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner

Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4477 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 4478

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF SHEETMETAL FROM GOSS HEATING & VENTILATION TO BE USED AT GREAT HIGHWAY STUCCO REPAIR JOB IN AN AMOUNT NOT TO EXCEED $21,653.35

WHEREAS, the Authority solicited bids, in full and open competition, for sheetmetal to be used by the In-House Construction Department; and

WHEREAS, bids were received from Goss Heating & Ventilation, Livco Heating & Sheetmetal, Inc., and S & L Payton, Inc. in a timely and acceptable manner; and

WHEREAS, the Authority selected Goss Heating & Ventilation as the respondent that can provide the required materials in a manner that is most advantageous to the agency, cost and other factors considered; and

WHEREAS, the funding for the services described herein is available as part of the Authority's Comprehensive Improvement Assistance Program 919.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute a purchase order with Goss Heating & Ventilation in an amount not to exceed $21,653.35 except as provided under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison

Assistant Legal Counsel

June 22, 1995
Date

Commissioner Meskunas motioned to adopt Resolution No. 4478 and Commissioner Carpeneti seconded the motion. There was no discussion on Resolution No. 4478. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4478 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 4479

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO PAY THE SAN FRANCISCO PLANNING DEPARTMENT FOR THE PROCESSING OF THE CONDITIONAL USE PERMIT FOR THE PLANNED REDEVELOPMENT OF THE BERNAL DWELLINGS HOUSING DEVELOPMENT, CAL 1-5 IN AN AMOUNT NOT TO EXCEED $150,000.00

WHEREAS, the San Francisco Authority (Authority) must seek approval from the City and County of San Francisco for the demolition and new construction of the Bernal Dwellings, CAL 1-5 public housing development; and

WHEREAS, the Authority will pay the San Francisco Planning Department, for the Conditional Use Permit fee, an amount not to exceed $150,000.00 from the Bernal Dwellings HOPE VI Grant funds; and

WHEREAS, the Authority and the Architect of record prepared the conceptual plan documents and the conditional use permit application.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to pay the City & County of San Francisco's City Planning Department not more than $150,000.00 in fees for the Conditional Use Permit with the funds available from the Bernal Dwellings HOPE VI Grant.

2 This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 22, 1995
Date

Commissioner Lee motioned to adopt Resolution No. 4479 and Commissioner Marshall seconded the motion. Mr. Dienstfrey stated for the record that the Site and Design Committee requested a waiver on the planning fee. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4479 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 4480

RESOLUTION AUTHORIZE THE INTERIM EXECUTIVE DIRECTOR TO PAY TO THE SAN FRANCISCO PLANNING DEPARTMENT FOR THE PROCESSING OF THE CONDITIONAL USE PERMIT FOR THE PLANNED REDEVELOPMENT OF THE YERBA BUENA PLAZA EAST HOUSING DEVELOPMENT, CAL 1-18(2) IN AN AMOUNT NOT TO EXCEED $150,000.00

WHEREAS, the San Francisco Authority (Authority) must seek approval from the City and County of San Francisco for the demolition and new construction of the Yerba Buena Plaza East, CAL 1-18(2) public housing development; and

WHEREAS, the Authority will pay the San Francisco Planning Department, for the Conditional Use Permit fee, an amount not to exceed $150,000.00 from the Yerba Buena Plaza East HOPE VI Grant funds; and

WHEREAS, the Authority and the Architect of record prepared the conceptual plan documents and the conditional use permit application.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to pay the City & County of San Francisco's City Planning Department not more than $150,000.00 in fees for the Conditional Use Permit with the funds available from the Yerba Buena Plaza East HOPE VI Grant.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 22, 1995
Date

Commissioner Marshall motioned to adopt Resolution No. 4480 and Commissioner Lee seconded the motion. There was no discussion on Resolution No. 4480. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4480 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 4481

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE REQUISITION TO PAY THE GENERAL LIABILITY AND LEAD-BASED PAINT INSURANCE COVERAGE PROVIDED BY THE HOUSING AUTHORITY RISK RETENTION GROUP IN AN AMOUNT NOT TO EXCEED $804,907.00

WHEREAS, Congress enacted a law entitled Risk Retention Amendments of 1986 (hereinafter, "the Act"), codified at 15 U.S.C. section 3901-3906, authorizing the formation of risk retention groups by governmental entities such as Public Housing Authorities (PHAs) to cover liabilities associated with their particular type of operation; and

WHEREAS, the HUD Appropriations Act for Fiscal Year 1992 recognized "the Act" by permitting PHAs to secure insurance for nonprofit insurance entities that are controlled and owned by PHAs without regard to competitive solicitation procedures; and

WHEREAS, the Housing Authority Risk Retention Group (HARRG), of which the San Francisco Housing Authority is a charter member, is a nationwide insurance provider meeting the requirements of the HUD Appropriations Act; and

WHEREAS, the Housing Authority renewed its policy with HARRG for a three year period commencing June 1, 1993 through June 1, 1996; and

WHEREAS, payment for the 1995-96 policy period was due and owing as of June 1, 1995; and

WHEREAS, funding for the services described above is available as part of the approved operating budget and Section 8 Administrative fees for Fiscal Year 1994-95.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is hereby authorized to execute a purchase requisition to pay for the general liability and lead-based paint insurance coverage from HARRG in an amount not to exceed $804,907.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 22, 1995
Date

Commissioner Meskunas motioned to adopt Resolution No. 4481 and Commissioner Lee seconded the motion. Commissioner Lee asked who the insurance policy covered and its purpose. Mr. Barrie Stewart, Director of Finance, stated that it was comprehensive and covered general and personal liability, and auto insurance. Commissioner Lee asked how much the lead-based paint did the policy cover and if it was a combined policy. Mr. Stewart concurred that it was a combined insurance policy, but was not sure on the total amount of lead-based paint coverage. He said that he would investigate. Commissioner Lee asked if residents, employees and visitors were covered. Mr. Stewart said that they were covered. Commissioner Carpeneti stated that all housing authorities general liability rates were up 14.5%. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4481 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 4482

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH THE ECONOMIC OPPORTUNITY COUNCIL OF SAN FRANCISCO, INC. FOR OPERATION OF THE SAN FRANCISCO HEAD START PROGRAM AT HUNTER'S VIEW, PLAZA EAST AND WESTSIDE COURTS DURING THE MONTHS OF JULY AND AUGUST, 1995 IN AN AMOUNT NOT TO EXCEED $30,000.00

WHEREAS, the Economic Opportunity Council of San Francisco, Inc. operates a Head Start program providing educational and childcare services at Hunter's View, Plaza East and Westside Courts Developments during the school year; and

WHEREAS, the Authority wishes to prevent the interruption of the Head Start program/childcare centers at Hunter's View, Plaza East, and Westside Courts from July 5, 1995 to August 25, 1995; and

WHEREAS, the Authority wishes to make payments to the Economic Opportunity Council of San Francisco, Inc. for these services; and

WHEREAS, funding for the services stated above has been made available from the FY 1993 Drug Elimination Program grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute a purchase order with the Economic Opportunity Council of San Francisco, Inc. to maintain Head Start services at Hunter's View, Plaza East, and Westside Courts Developments from July 5 to August 25, 1995 in an amount not to exceed $30,000.00.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 22, 1995
Date

Commissioner Palega asked if this resolution was an add-on to, or in support of another community education service grant already in existence. Mr. Derrald Etheley, Neighborhood Initiatives, stated that this program was different program altogether for younger children, ages three through five years old. Commissioner Redd asked who was directing this program. Mr. Etheley did not have that information, but state that there was a field coordinator that monitors the three sites involved. Commissioner Meskunas motioned to adopt Resolution No. 4482 and Commissioner Marshall seconded the motion. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4482 was UNANIMOUSLY ADOPTED.

(l) RESOLUTION NO. 4483

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF AGREEMENT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE PLAZA EAST TENANT'S ASSOCIATION TO LEASE AN OFFICE SPACE FOR THE OPERATIONS OF THE PLAZA EAST TENANT'S ASSOCIATION AT THE SITE

WHEREAS, the San Francisco Housing Authority wishes to promote and endorse resident management opportunities for the residents that live in public housing; and

WHEREAS, the Plaza East Tenant's Association (PETA) is the duly elected representative group of the Yerba Buena Plaza East housing development; and

WHEREAS, the residents of Plaza East and the San Francisco Housing Authority have written a Memorandum of Agreement to lease the office space at the site; and

WHEREAS, in order for the San Francisco Housing Authority to executive this Memorandum of Agreement for the office space, the Memorandum of Understanding defining the relationship between the San Francisco Housing Authority and the PETA must be signed.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute the Memorandum of Agreement (Attachment A) between the San Francisco Housing Authority and the PETA under the conditions indicated in the Memorandum of Agreement.

2. The Interim Executive Director is authorized to take the appropriate steps to implement the Memorandum of Agreement, i.e., have a signed copy of the Memorandum of Understanding with the PETA which defines its working relationship with the San Francisco Housing Authority.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison

Debrenia F. Madison
Assistant Legal Counsel

June 22, 1995
Date

Commissioner Lee motioned to adopt Resolution No. 4483 and Commissioner Palega seconded the motion.

Mr. Dienstfrey stated that at the request of legal counsel, the proposed amendments consist of the Interim Executive Director to lease the unit to the resident association if and only if, it is the correct organization. Commissioner Carpeneti asked if the amendment met with HUD criteria and if the contract met with HUD regulations and Mr. Dienstfrey concurred.

Paragraph 1 - No change.

Paragraph 2 - WHEREAS, the Plaza East Tenant's Association has represented itself as....

Paragraph 3 - WHEREAS, the residents of Plaza East and the San Francisco Housing Authority staff...

Paragraph 4 - No change.

NOW, THEREFORE, BE IT RESOLVED...

1. The Interim Executive Director is authorized to determine the legal sufficiency of this proposed Memorandum of Agreement under HUD regulations, including verification of the legal qualifications of these parties to enter into this contract. After obtaining all documentation and determining legal sufficiency under HUD regulations, the Interim Executive Director is authorized to execute a Memorandum of Agreement between the San Francisco Housing Authority and the PETA which is consistent with the conditions indicated in the attached Memorandum of Agreement.

3. No change.

4. No change.

Commissioner Meskunas motioned to amend Resolution No. 4483 and Commissioner Lee seconded the motion. Commissioner Palega asked if the Authority would return the item back before the Commission after Legal Counsel verified the facts. Mr. Dienstfrey stated that it would not return before the Commission, and if PETA was the rightful legal association, then PETA should have offices to accomplish

what they have asked to do under the HOPE VI program. Commissioner Lee asked if the Commission would be notified of the findings and Marie C. Blits, Esq. concurred. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

ABSTAINED FROM VOTING: Juanita D. Marshall, Commissioner

The amendments to Resolution No. 4483 were APPROVED. Commissioner Palega motioned to adopt Resolution No. 4483 as amended and Commissioner Redd seconded the motion. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner

NAYS: None

ABSTAINED FROM VOTING: Juanita D. Marshall, Commissioner

Resolution No. 4483 was ADOPTED as AMENDED.

(m) RESOLUTION NO. 4484

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF AGREEMENT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE BERNAL DWELLINGS TENANT'S ASSOCIATION TO LEASE AN OFFICE SPACE FOR THE OPERATIONS OF THE BERNAL DWELLINGS TENANT'S ASSOCIATION AT THE SITE

WHEREAS, the San Francisco Housing Authority wishes to promote and endorse resident management opportunities for the residents that live in public housing; and

WHEREAS, the Bernal Dwellings Tenant's Association is the duly elected representative group of the Bernal Dwellings Development; and

WHEREAS, the residents of Bernal Dwellings and the San Francisco Housing Authority have written a Memorandum of Agreement to lease the office space at the site; and

WHEREAS, in order for the San Francisco Housing Authority to executive this Memorandum of Agreement for the office space, the Memorandum of Understanding defining the relationship between the San Francisco Housing Authority and the BDTA must be signed.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute the Memorandum of Agreement (Attachment A) between the San Francisco Housing Authority and the BDTA, under the conditions indicated in the Memorandum of Agreement.

2. The Interim Executive Director is authorized to take the appropriate steps to implement the Memorandum of Agreement, i.e., have a signed copy of the Memorandum of Understanding with the BDTA which defines its working relationship with the San Francisco Housing Authority.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 22, 1995
Date

Commissioner Meskunas motioned to adopt Resolution No. 4484 and Commissioner Carpeneti seconded the motion. Mr. Dienstfrey stated again that at the request of Legal Counsel, the same type of amendments would be made to Resolution No. 4484 just as in Resolution No. 4483. He stated the Darnisha Wright, Housing Development, would be working with the residents closely.

Paragraph 1 - No change.

Paragraph 2 - WHEREAS, the Bernal Dwellings Tenant's Association has represented itself as...

Paragraph 3 - WHEREAS, the residents of Bernal Dwellings and the San Francisco Housing Authority staff...

Paragraph 4 - No change.

NOW, THEREFORE, BE IT RESOLVED...

1. The Interim Executive Director is authorized to determine the legal sufficiency of this proposed Memorandum of Agreement under HUD regulations, including verification of the legal qualifications of these parties to enter into this contract. After obtaining all documentation and determining legal sufficiency under HUD regulations, the Interim Executive Director is authorized to execute a Memorandum of Agreement between the San Francisco Housing Authority and the BDTA which is consistent with the conditions indicated in the attached Memorandum of Agreement.

2. No change.

3. No change.

Commissioner Meskunas motioned to amend Resolution No. 4484 and Commissioner Carpeneti seconded the motion. Commissioner Palega asked if consistent, standard procedures were going to be used. Mr. Dienstfrey concurred. Commissioner Redd stated that he hoped that there was sufficient communication between the organizations so that there wouldn't be confusion later on, since the Bernal Dwellings Tenant's Association indicated that they were not fully apprised. Commissioner Redd expressed concern that the proper, elected entity was in place. Mr. Dienstfrey stated he did not have any documents to confirm that, however, Mr. Derrald Etheley was asked to comment. Mr. Etheley stated that Neighborhood Initiatives required in a mandate of April 3, that all resident associations send in questionnaire responses, as well as documentation of voting, leases, etc. A few associations were out of compliance and those associations agreed to hold elections to be brought up to speed. Mr. Etheley stated that all should be in compliance in a short time period. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner

NAYS: None

ABSTAINED
FROM VOTING: Juanita D. Marshall, Commissioner

Resolution No. 4484 was ADOPTED as AMENDED.

(n) RESOLUTION NO. 4485

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO SUBMIT THE SAN FRANCISCO HOUSING AUTHORITY'S AMENDED DEMOLITION/DISPOSITION APPLICATION FOR REPLACEMENT HOUSING PLAN TO DEMOLISH 294 UNITS OF PUBLIC HOUSING AT HAYES VALLEY NORTH DEVELOPMENT, CAL 1-18(7) AND HAYES VALLEY SOUTH DEVELOPMENT
CAL 1-18(7)

WHEREAS, the San Francisco Housing Authority's (Authority) Commission has previously approved Resolution No. 4348 on October 13, 1994, authorizing the Executive Director to enter into a Disposition/Development Agreement and a Land Lease Agreement; and

WHEREAS, the Authority's Commission has previously approved Resolution No. 4418 on February 9, 1995, authorizing the Executive Director to submit to HUD the Hayes Valley Demolition\Disposition Application; and

WHEREAS, HUD has, since the submission of the Hayes Valley Demolition/Disposition Application, eliminated all 15 Year Project-Based Section 8 Certificates; and

WHEREAS, 15 Year Project-Based Section 8 Certificates were part of the financial structure of the redevelopment of Hayes Valley; and

WHEREAS, the recommendation of the Office of Public and Indian Housing of HUD Washington is to amend the Hayes Valley Demolition/Disposition Application's Replacement Housing Plan to include financing with Public Housing Development Funds.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The Interim Executive Director is authorized to submit the amended Hayes Valley Demolition/Disposition Application's Replacement Housing Plan.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 22, 1995
Date

Commissioner Meskunas motioned to adopt Resolution No. 4485 and Commissioner Carpeneti seconded the motion. Commissioner Redd asked for the dollars and cents amount of this resolution. Mr. Dienstfrey stated that Hayes Valley Development was undergoing a financial restructuring. Further discussion on dollar amounts ensued. Mr. Dienstfrey stated that the original plan was for 117 Section 8 certificate units. The revised plan is for 117 public housing units not owned by the Housing Authority. Commissioner Redd asked if the funds were forthcoming and Mr. Dienstfrey responded that the tax credits had been received and that no resident would be relocated until a complete funding program was in place. Commissioner Redd voiced concern about being put in a position to be sued by the developer, should the funds not appear and Commissioner Palega asked if the developer was apprised of the events. Mr. Dienstfrey stated that this joint effort is between the Washington staff, Housing Authority staff, the Developer's staff, as well as the residents. He also stated that for the record, he did not expect a lawsuit if the Housing Authority went forward on this resolution.

Commissioner Lee asked if there has been any documentation on negotiations or on phase work to date. Mr. Dienstfrey stated that a written progress report would be submitted to the Commission by the next meeting to apprise them fully.

Commissioner Redd asked if the Authority was on safe grounds with this resolution. Marie C. Blits, Esq. responded that she felt that everything was in legal order and the progress report would be beneficial to the Commission. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4485 was UNANIMOUSLY ADOPTED.

(o) RESOLUTION NO. 4486

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE COUNCIL OF RESIDENT MANAGEMENT CORPORATIONS OF SAN FRANCISCO AFTER OBTAINING ALL NECESSARY RECORDS OF AFFECTED RESIDENT MANAGEMENT COUNCILS AND CORMC AND DETERMINING LEGAL SUFFICIENCY AS REQUIRED BY HUD REGULATIONS, FOR THE PURPOSES OF RECOGNIZING CORMC AS A RESIDENT MANAGEMENT CORPORATION

WHEREAS, the Council of Resident Management Corporations (CORMC) has requested recognition by the San Francisco Housing Authority as a Resident Management Corporation under HUD regulations; and

WHEREAS, the San Francisco Housing Authority adopted Resolution 4430 on February 23, 1995 authorizing the Executive Director to investigate whether CORMC qualifies as a Resident Management Corporation under HUD guidelines; and

WHEREAS, staff has now obtained certain documentation regarding CORMC's qualifications under HUD regulations; and

WHEREAS, further documentation is needed from CORMC member organizations in order to complete determination of CORMC's qualifications under HUD regulations; and

WHEREAS, the San Francisco Housing Authority (SFHA) is dedicated to working with the residents of all developments pursuant to HUD regulations.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to complete the process of obtaining all documentation and determining the legal sufficiency of CORMC's request for recognition, including a determination of the qualifications of CORMC member organizations under HUD regulations to form CORMC.

2. After obtaining all documentation and determining legal sufficiency under HUD regulations, if the Interim Executive Director is satisfied that HUD requirements have been met, the Interim Executive Director is then authorized to enter into a recognition MOU between the SFHA and CORMC which is consistent with HUD requirements for such contracts.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

June 22, 1995
Date

Commissioner Meskunas motioned to adopt Resolution No. 4486 and Commissioner Carpeneti seconded the motion. Mr. Dienstfrey stated that he requested that Legal Counsel make a modification to Resolution No. 4486 since he felt it was too complicated to make a final decision on at this time. Assuming that CORMC meets all of HUD's requirements, he felt that he should be authorized to negotiate with CORMC but not be authorized to sign an MOU. The MOU should come back to the Commission for full review and the decision be made at that time.

1. No change.

2. After obtaining all documentation and determining legal sufficiency under HUD regulations, if the Interim Executive Director is satisfied that HUD requirements have been met, the Interim Executive Director is then authorized to negotiate a proposed recognition MOU between the SFHA and CORMC which is consistent with HUD requirements for such contracts. The proposed MOU shall be returned to the Commission for consideration and the Commission shall make the final determination as to whether or not to approve the MOU.

3. No change.

Commissioner Palega motioned to adopt Resolution No. 4486 as amended. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4486 was ADOPTED as AMENDED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Jeri Maxwell, Valencia Gardens Development
Jewel Green, Hunter's View Development
Ms. Simmon, Hunter's View Development
Jan Allen, Clementina Development
Kevin Robinson, Alemany
Nanette Harris, Alemany
Tiki Hadley, Alemany
Geraldine McCowan, Rosa Parks
Mary Rodgers
Ken McAllister, San Francisco Recreation & Parks

13. EXECUTIVE SESSION:

Commissioner Meskunas reported that the San Francisco Housing Authority Commission met in Executive Session at 11:00 a.m. pursuant to Government Code Section 54956.9(a)(b) to discuss personnel related litigation brought against the Authority and President Barbara Meskunas, Vice President Richard Carpeneti, Commissioner Sululagi Palega, Sr., Commissioner Hadie Redd, Commissioner Juanita D. Marshall, Commissioner Thelma Kavanagh. Also in attendance were the Authority's legal representatives, Marie C. Blits, Esq., Susan Kamaki, Esq., Gary Lafayette, Esq., and William Treheyden, Esq. The Interim Executive Director, Ted Dienstfrey, and David Dupree, Director of Human Resources were also present. In regards to case No. C951558WHO, the Commission decided that legal representation for Barbara Meskunas, in her capacity as an Agency Commissioner, and Milton Reiterman, in his capacity of the Agency's Labor Negotiator, would be provided by the San Francisco Housing Authority. It was also decided that addition research would be conducted and discussions with Mr. Floresca's legal representative would be held to determine what action would be taken to accommodate Mr. Floresca's request for legal representation in this matter at the Authority's expense. The Executive Session adjourned at approximately 12:15 p.m.

14. ADJOURNMENT:

There being no further business to come before the Commission, the Regular meeting of June 22, 1995 was adjourned by Commissioner Carpeneti at 7:15 p.m. by consensus. The next Regular meeting has been scheduled for July 13, 1995 at 440 Turk Street at 4:00 p.m.

Barbara R. Meskunas
President

Ted Dienstfrey
Interim Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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June 30, 1995

PUBLIC NOTICE

A Special Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 2:00 pm, Thursday, July 6, 1995 at 440 Turk Street, San Francisco, California.

During the Special Meeting, the Commission will adjourn to a closed session for the following purposes:

1) The Commission may interview Shirley Thornton as a candidate for the position of Executive Director, pursuant to Government Code 54957.

2) The Commission may instruct a representative(s) regarding possible negotiation of a contract with Shirley Thornton to serve as Executive Director, pursuant to Government Code 54957.6.

Ted Dienstfrey
Interim Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

A SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY JULY 6, 1995 AT 2:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Special Meeting Held:
Thursday, July 6, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

2. APPROVAL OF AGENDA:

3. PUBLIC COMMENT ON AGENDA ITEM:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423.

4. NEW BUSINESS:

(a) Resolution - Resolution Providing for a Possible Contract with Shirley Thornton to Serve as Executive Director of the San Francisco Housing Authority, by Amending SFHA Personnel and Procurement Policies and Procedures, by Amending the Executive Director Classification Description, and by Requesting Permission from the United States Department of Housing and Urban Development; and Ending the RFP Process Seeking a Search Firm to Identify Potential Candidates for the Position of Executive Director

5. EXECUTIVE SESSION:

During the Special Meeting, the Commission will adjourn to a closed session for the following purposes:

1) The Commission may interview Shirley Thornton as a candidate for the position of Executive Director, pursuant to Government Code 54957.

2) The Commission may instruct a representative(s) regarding possible negotiation of a contract with Shirley Thornton to serve as Executive Director, pursuant to Government Code 54957.6.

6. ADJOURNMENT:

Ted Dienstfrey
Interim Secretary/Executive Director

RESOLUTION NO. _____
DATE ADOPTED _____

RESOLUTION PROVIDING FOR A POSSIBLE CONTRACT WITH SHIRLEY THORNTON TO SERVE AS EXECUTIVE DIRECTOR OF THE SAN FRANCISCO HOUSING AUTHORITY, BY AMENDING SFHA PERSONNEL AND PROCUREMENT POLICIES AND PROCEDURES, BY AMENDING THE EXECUTIVE DIRECTOR CLASSIFICATION DESCRIPTION, AND BY REQUESTING PERMISSION FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND ENDING THE RFP PROCESS SEEKING A SEARCH FIRM TO IDENTIFY POTENTIAL CANDIDATES FOR THE POSITION OF EXECUTIVE DIRECTOR

WHEREAS, the San Francisco Housing Authority Commission is charged with legal responsibility for determining the necessary qualifications for an Executive Director and selecting an Executive Director for the Housing Authority, pursuant to the California Housing Authorities Law (Health and Safety Code §§ 34200, *et seq.*), and related laws, rules and regulations; and

WHEREAS, the Mayor of the City and County of San Francisco has recommended to the San Francisco Housing Authority (SFHA) Commission that it enter into a contract with Shirley Thornton to serve as Executive Director; and

WHEREAS, the Commission wishes to consider whether to enter into a contract with Shirley Thornton to serve as Executive Director, and possibly enter into such a contract; and

WHEREAS, existing SFHA Personnel Policies and Procedures (adopted by Resolution 3749), and the existing SFHA Procurement Policies and Procedures (adopted by Resolution 3654), and the existing Executive Director Classification Description, must be amended in order for such consideration and contracting to occur; and

WHEREAS, in addition, the United States Department of Housing and Urban Development (HUD) should be requested to grant permission for such a contract; and

WHEREAS, this Commission previously adopted Resolution No. 4444 which sought a search firm to locate potential candidates for the position of Executive Director; and

WHEREAS, this Commission now desires to revise said SFHA Personnel and Procurement Policies and Procedures, and now desires to revise the Executive Director Classification Description, and now desires to seek such contracting permission from the United States Department of Housing and Urban Development, and now desires to end the process seeking a search firm which was begun by Resolution No. 4444.

NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. SFHA Personnel and Procurement Policies and Procedures, and the Executive Director Classification Description, are amended as set forth in Exhibit A attached and incorporated herein by reference.

2. The United States Department of Housing and Urban Development is requested to grant permission for a contract with Shirley Thornton to serve as Executive Director, as set forth in Exhibit B attached and incorporated herein by reference.

3. The Acting Executive Director is instructed to end the RFP process seeking a search firm to locate potential candidates for the position of Executive Director, which was commenced by Resolution No. 4444 adopted April 13, 1995.

4. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

Legal Counsel

June 20, 1995
Date

EXHIBIT A

AMENDMENT OF SFHA PERSONNEL POLICIES AND PROCEDURES (AMENDING RESOLUTION NO. 3749), AMENDMENT OF SFHA PROCUREMENT POLICIES AND PROCEDURES (AMENDING RESOLUTION NO. 3654), AND AMENDMENT OF THE EXECUTIVE DIRECTOR CLASSIFICATION DESCRIPTION, ALL IN REGARD TO A POSSIBLE CONTRACT WITH SHIRLEY THORNTON TO SERVE AS EXECUTIVE DIRECTOR

San Francisco Housing Authority Personnel Policies and Procedures as adopted by Resolution No. 3749 on February 13, 1992 (see Item I., below), Procurement Policies and Procedures as adopted by Resolution No. 3654 on June 13, 1991 (see Item II., below), and the Executive Director Classification Description (see Item III., below), are hereby amended as follows in regard to a possible contract with Shirley Thornton to serve as Executive Director.

I. Resolution No. 3749 adopted February 13, 1992, "Approving Revisions to San Francisco Housing Authority Personnel Policies and Procedures," is hereby amended to also provide:

> The Commission in its discretion may select and contract with an individual to serve as Executive Director, upon a determination by the Commission that the individual is qualified to hold that position, and upon permission from the United States Department of Housing and Urban Development as may be legally required. Such selection and contract may occur notwithstanding any and all provisions of the Personnel Policies and Procedures Manual which may otherwise apply to filling the position of Executive Director, including but not limited to Section I "Selection."

II. Resolution No. 3654 adopted June 13, 1991, "Establishing a Revised Procurement Policy for the San Francisco Housing Authority," is hereby amended to also provide:

> The Commission in its discretion may select and contract with an individual to serve as Executive Director, upon a determination by the Commission that the individual is qualified to hold that position, and upon permission from the United States Department of Housing and Urban Development as may be legally required. Such selection and contract may occur notwithstanding any and all provisions of the Procurement Policies and Procedures Manual which may otherwise apply to filling the position of Executive Director, including but not limited to Chapter One provisions on "Professional Services" (Paragraph No. 5, pages 4-5).

III. The Executive Director Classification Description of Qualifications shall be revised to provide that:

> Administrative knowledge, ability, experience and training acquired in government and public service positions may constitute qualifications for this position.

EXHIBIT B

REQUEST FROM THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR PERMISSION TO CONTRACT WITH SHIRLEY THORNTON AS EXECUTIVE DIRECTOR

The San Francisco Housing Authority Commission hereby respectfully requests that the United States Department of Housing and Urban Development grant permission for a contract with Shirley Thornton to serve as Executive Director, for the reasons set forth in the attached letters from San Francisco Mayor Jordan and HUD Secretary Henry Cisneros.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
THE SECRETARY
WASHINGTON, D.C. 20410-0001

June 22, 1995

Mayor Frank M. Jordan
City and County of San Francisco
City Hall.
San Francisco, CA 94102

Dear Mayor Jordan:

I am writing to confirm deliberations from our recent conversations and to more fully respond to your letter of May 25, 1995, addressed to Deputy Assistant Secretary Kevin Marchman.

I deeply appreciate your commitment to improve the San Francisco Housing Authority (SFHA). As you have duly noted, the agency's current management capacity is grounds for concern. Such concern is further heightened given the challenge of revitalizing several key public housing communities in your city -- Plaza East and Bernal, to be completed with SFHA's existing HOPE VI grant, and Hayes Valley and Potrero, which have a pending HOPE VI application under review by HUD.

I understand that you have decided to recommend Ms. Shirley Thornton for appointment as Executive Director of the San Francisco Housing Authority. As I assured you, we genuinely believe that local communities are in the best position to identify their own needs and solutions, with HUD as a partner. This is even true in the selection of chief executives. HUD approves your choice selection. I am pleased that you have found a person of such outstanding experience and proven leadership ability to serve in this critical position.

I am also pleased that you are committed to providing the new Executive Director with senior staff of proven expertise in public housing, to be recruited nationwide. Public housing authorities (PHAs) are unique enterprises which operate within complex federal statutes and rules while addressing some of society's most severe problems. Our experience with large housing authorities around the country is that, while general leadership ability is the key attribute for the chief executive, senior staff must possess specific technical expertise in housing operations, procurement and contracting, financial management, resident services, and other aspects of PHA operations.

Troubled PHAs are often marked by poor staffing decisions, where patronage -- rather than mastery in public housing programs and administration -- is more often the guiding principle in

hiring. Such management practices invite waste, impair public confidence and hurt residents. I support your vision of the new management team at the SFHA, and I have directed Chris Hornig, the acting head of HUD's Office of Distressed and Troubled Housing Recovery, to work closely with you to make that vision a reality.

Given the commitment you have made, HUD is pleased to accept your invitation to join in a partnership for the improvement of SFHA. As we have discussed previously, HUD has found that executive advisory councils serve as effective vehicles to oversee the development and implementation of local strategic improvement plans. I will designate a senior HUD official to serve on such a council.

As you know, the most troubled housing authorities in the country are marked by low PHMAP scores. Since the San Francisco Housing Authority has been improving, and you have taken steps in the right direction to turn around the agency, we cannot at this time justify a full recovery effort. However, my staff will seek promptly to visit and identify key areas where our technical assistance would be of most benefit in addressing areas of substantial default by the SFHA.

Once that has been done, we would ordinarily execute a Cooperation Agreement spelling out each party's commitments. I have included, as you requested for your lawyers' review, a generic such agreement. Since the document is designed to suggest various arrangements which could be included or deleted, certain provisions are inapplicable in this case; however, I hope the overview is useful.

Again, I appreciate the considerable effort you have been making to remedy the problems at SFHA, and I look forward to working with you in partnership to better serve the housing needs of San Francisco's low income residents.

Sincerely,

Henry

Henry G. Cisneros

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June 30, 1995

CANCELLATION

The Special Meeting of the Commission of the Housing Authority of the City and County of San Francisco scheduled for 2:00 p.m., Thursday, July 6, 1995 in the Commission Room at 440 Turk Street, San Francisco, California, 94102, has been cancelled.

A Public Notice will be issued when this meeting is rescheduled.

Ted Dienstfrey
Interim Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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July 7, 1995

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will meet at 4:00 p.m., Thursday, July 13, 1995 in the Commission Room at 440 Turk Street, San Francisco, California, 94102.

During the Regular meeting, the Commission will adjourn to a closed session for the following purposes:

1) The Commission may interview Shirley Thornton as a candidate for the position of Executive Director, pursuant to Government Code 54957.

2) The Commission may instruct a representative(s) regarding possible negotiation of a contract with Shirley Thornton to serve as Executive Director, pursuant to Government Code 54957.6.

Ted Dienstfrey
Interim Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY JULY 13, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, July 13, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

2. APPROVAL OF AGENDA:

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3. APPROVAL OF MINUTES:

Annual Meeting of June 22, 1995
Regular Meeting of June 22, 1995

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) Resolution - Resolution Authorizing the Interim Executive Director to Negotiate and Enter Into a Contract with Ladson Associates for Classification and Salary Review Services in an Amount Not To Exceed $30,000.00 During the Remainder of Fiscal Year 1994-95

(b) Resolution - Resolution Ratifying Selection of McCall Staffing Services and Authorizing the Interim Executive Director to Increase the Encumbrance on Purchase Order No. 51123 in An Amount Not To Exceed $13,500.00

(c) Resolution - Resolution Authorizing the Interim Executive Director to Execute a Memorandum of Understanding with the John Stewart Company to Perform the Section 8 Requirements for the Canon Kip Community House.

(d) Resolution - Resolution Authorizing the California Newspaper Service Bureau, Inc. to Arrange Advertisements for Proposals From Owners for the Project Based Assistance Program in An Amount Not To Exceed $15,000.00

(e) Resolution - Resolution Authorizing Payment to the Mayor's Office of Housing to Reimburse the City and County of San Francisco for Salary and Fringe Benefit Expense for Interim Secretary/Executive Director

(f) Resolution - Resolution Authorizing the Interim Executive Director to Enter Into a Loan Agreement Between the San Francisco Housing Authority and McCormack Baron & Associates, Inc. for an Amount Not To Exceed $127,000.00 from Section 8 Reserves for Payment of the Low-Income Housing Tax Credit Allocation Reservation for Phase One of the Hayes Valley North and Hayes Valley South Redevelopment and for Preparation of a Public Housing Development Fund Application

(g) Resolution - Resolution Authorizing the Submission of an Application to the Department of Housing and Urban Development (HUD) for Public Housing Development Application for Hayes Valley North and Hayes Valley South CAL-18(7) for Replacement Housing Funding

(h) Resolution - Resolution Providing for a Possible Contract with Shirley Thornton to Serve as Executive Director of the San Francisco Housing Authority, by Amending SFHA Personnel and

Procurement Policies and Procedures, by Amending the Executive Director Classification Description, and by Requesting Permission from the United States Department of Housing and Urban Development; and Ending the RFP Process Seeking a Search Firm to Identify Potential Candidates for the Position of Executive Director

(i) Resolution - Resolution Authorizing the Interim Executive Director to Enter Into A Contract With the Hunter's View Resident Management Council (HVRMC) For a Mentorship program at the Hunters's View Housing Development in an Amount Not to Exceed $21,250.00

(j) Resolution - Resolution Authorizing the Interim Executive Director to Enter Into A Contract With San Francisco League of Urban Gardeners (SLUG) for a Mentorship Program at the Alemany Housing Development in an Amount Not to Exceed $21,250.00

(k) Resolution - Resolution Authorizing the Current Interim Secretary/Executive Director to Negotiate a Proposed Agreement with Shirley Thornton to Serve as the Successor Interim Secretary/Executive Director

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

During the Regular meeting, the Commission will adjourn to a closed session for the following purposes:

1) The Commission may interview Shirley Thornton as a candidate for the position of Executive Director, pursuant to Government Code 54957.

2) The Commission may instruct a representative(s) regarding possible negotiation of a contract with Shirley Thornton to serve as Executive Director, pursuant to Government Code 54957.6.

14. ADJOURNMENT:

Ted Dienstfrey
Interim Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Regular Meeting Held:
Thursday, July 13, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in session at 440 Turk Street, San Francisco, California on Thursday, July 13, 1995 at 4:10 p.m.

The meeting was called to order by Vice President Redd.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

ABSENT: Richard Carpeneti, President

A quorum was present.

ALSO PRESENT: Ted Dienstfrey, Interim Secretary/Executive Director
Marie Corlett Blits, Deputy City Attorney, City and County of San Francisco

2. APPROVAL OF AGENDA:

Mr. Dienstfrey stated that the Executive Session was inadvertently placed at the end of all of the business items; however, it would be inappropriate, since the Executive Session should be held prior to Resolution No. 4494. He recommended that the Agenda be amended. Commissioner Lee motioned to amend the Agenda and Commissioner Palega seconded the motion. Marie Blits, Esq. stated that Resolution Nos. 4494 and 4497 are both public session Agenda items. The closed session was scheduled for the interview of Dr. Shirley A. Thornton. Commissioner Meskunas motioned to APPROVE the Agenda as AMENDED and Commissioner Kavanagh seconded the motion. The Agenda was APPROVED as AMENDED.

3. APPROVAL OF MINUTES:

Commissioner Meskunas motioned to approve the minutes for the Annual Meeting held June 22, 1995, the Regular Meeting held June 22, 1995 and Commissioner Marshall seconded the motion. The minutes were APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Lee wanted the thank Mr. Dienstfrey and the staff for their efforts and hard work, and keeping him apprised regarding the wall heaters at Potrero Hill Development. Mr. Dienstfrey stated that the wall heaters were on hand and installation is to begin on July 24, 1995. The estimated cost of the work is approximately $160,000.00.

Commissioner Redd introduced Ms. Gloria Cousar, Director of the Troubled Housing Recovery Agency from HUD - Washington. Ms. Cousar stated that she was present at the request of Secretary Cisneros, to follow up his communication that HUD would be assessing the needs of the Authority. She stated that her normal role was usually working with troubled agencies, however, in this case she was there to prevent trouble (i.e., an unacceptable PHMAP score) while there was an opportunity to do so and that HUD was willing to lend its support.

Yugenia Yates, Controller, spoke on the new auditing procedures and monitoring systems related to contracts with RMCs and the tenant associations. She stated that the construction contracts are first reviewed, and once approved by the Commission, and after the work actually begins, an inspector is set up to monitor the program. The contractor and the program monitor then decide how much percentage of the work has been completed. After that percentage has been collectively decided upon, a construction officer goes out to the site, reviews the completion of the work, and agrees upon the completion. He then submits the documentation that he, and the program monitor have signed off on as completed. For example, if the contract is $100,000.00 and 25% of the work has been completed, and everyone signs off on it, then they submit an invoice to the Housing Authority for one-fourth of the $100,000.00 contract. Once the department that oversees the construction officer and the program monitor has signed off, they send the documentation to the Finance Department. The Finance Department then reviews the documentation that the construction officer has approved based on the contract, then Finance draws the LOCCS to make the payment. The LOCCS are drawn three days before the funds are actually paid to the vendor, and that is based upon the HUD ruling. These procedures are currently in place for construction contracts the RMCs are using.

Commissioner Marshall stated that elections were held at the Alemany Development. She also spoke on the S.F.P.D.'s "Operation Dream" program and youth activities. She commended the police department for the wonderful job they were doing.

5. REPORT OF SECRETARY:

Mr. Dienstfrey stated to the Commission that the floral arrangement on the front table is garden behind Alemany Development developed by SLUG.

He reported that last month the TARS went down by $70,000.00 and this month it is up $35,000.00. There was a meeting with the property managers to work on a plan to reduce the TARS.

The Mayor has been scheduled to meet with the residents from Bernal Dwellings on July 29, 1995 at 1:00 p.m. to apprise them of the rebuilding. Mr. Dienstfrey stated that it was the Mayor's desire that all of the City agencies work together to integrate the SFHA residents and the services of the City.

Congresswoman Nancy Pelosi's office had informed Mr. Dienstfrey that the Authority has received $1.7 million for the Drug Elimination Program for 1996. A large part of this funding will be used for police security and for resident-initiated grants.

Mr. Dienstfrey recalled that it had been a little over 5 months ago that he had informed the public that he would be at the Authority for two weeks. It has been an enormous challenge for him, after returning to the Mayor's Office of Housing, he would do everything he could to continue to work with the Commission to oversee the Hayes Valley redevelopment (which the Mayor's Office of Housing is contributing funds to) and various joint Section 8 issues. He felt that his tenure at the Authority enabled him in the future to work more smoothly with both the Commission and the staff. Mr. Dienstfrey thanked everyone for tolerating any eccentricities that he might have brought with him.

6. COMMITTEE REPORT:

There were no committee reports at this time.

7. REPORT OF COUNSEL:

Debrenia Madison, Esq. stated that the legal department had nothing to report at this time but would make a report at the next meeting.

8. TENANT REPRESENTATIVE REPORT:

Ms. Christine Neal, PHTA, had a short report on the recent PHTA BBQ.

Nathaniel Mason, Jr., Human Rights Commission, stated that he was responsible for monitoring the Alemany Development Tenants Association and RMC elections, and explained the election ballot process he used. The Alemany Tenants Association and Alemany RMC

elections were concurrently held on Saturday, July, 8, 1995 at 937 Ellwood Street at 11:25 a.m. and ended at 3:25 p.m. The results are as follows:

Alemany Tenants Association		Alemany RMC	
President:	Nanette Harris, 37 votes Tiki Hadley, 1 write-in	President:	Kevin Robinson, 61 votes Tiki Hadley, 11 write-ins
Vice President:	Betty Hoskins, 35 votes Unopposed	Vice President:	Brenda Moss, 34 votes Robert Lee Davis, 24 votes
Secretary:	Nida Gens, 44 votes Unopposed	Secretary:	Leslie Blunt, 47 votes Unopposed
Parlimentarian:	Ann Greene, 38 votes Unopposed	Parlimentarian:	Sharon Wilson, 53 votes Unopposed
Alternate:	Casiano Portillo, 36 votes Unopposed		

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Jan Allen, Clementina Development
Jewel Green, Hunter's View Development
Jerry Abrams, Mission Delores Development
Rosemary Ozan, Plaza East
Roslina Carter & Hunter's View Drill Team, Hunter's View Development
Allen Jordan, Hunter's View Development
Marie Harrison
Reverend Willie Carter, Hunter's View Development
Teresa Coleman, Westbrook Development
Philip Lacey, 1760 Bush Street, California
Chief Fa'atani, Hunter's View Development
Stan Smith, S.F. Building Trades Council
Orville Luster
Peter Byrne

Doug Comstock
Tim Gillespie
Lefty Gordon
Malik Rahim
Cordell Olive
Margaret Verges
Jewel Parker
Helen Mason

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4487

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH LADSON ASSOCIATES FOR CLASSIFICATION AND SALARY REVIEW SERVICES IN AN AMOUNT NOT TO EXCEED $30,000.00 DURING THE REMAINDER OF FISCAL YEAR 1994-95

WHEREAS, the Authority is required to perform classification and salary studies on an as-requested basis pursuant to the Memorandum of Understanding with United Public Employees Local 790, and three requests for classification and salary reviews are currently pending; and

WHEREAS, the Authority solicited proposals, in full and open competition, for classification and salary review services and received responses from Ladson Associates, Accuman, Personnel Concepts, Inc., Ralph Andersen & Associates, and Human Resource Solutions; and

WHEREAS, the Authority evaluated the proposals received in accordance with the criteria published in the solicitation, and determined that Ladson Associates could provide the required services in a manner that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, in accordance with procurement regulations at 24 CFR, Part 85.36, the Authority should award a contract to Ladson Associates; and

WHEREAS, funding for the services described herein has been approved as part of the Authority's Operating Budget and Section 8 Administrative Fees for fiscal year 1994-95.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to negotiate and enter into a contract with Ladson Associates for classification and salary review services in an amount not to exceed $30,000.00 for the remainder of fiscal year 1994-95.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

July 13, 1995
Date

Marie C. Blits, Esq, Deputy City Attorney, stated there had been a question raised previously if there was a conflict of interest presented by this application. She stated that the Authority has talked to the contractor and has researched the matter and that there is no legal conflict of interest. Commissioner Meskunas motioned to adopt Resolution No. 4487 and Commissioner Marshall seconded the motion. The vote was:

AYES:	Hadie Redd, Vice President Barbara R. Meskunas, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAYS:	None
ABSENT FOR VOTING:	Richard Carpeneti, President

Resolution No. 4487 was ADOPTED.

(b) RESOLUTION NO. 4488

RESOLUTION RATIFYING SELECTION OF MCCALL STAFFING SERVICES AND AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE ON PURCHASE ORDER NO. 51123 IN AN AMOUNT NOT TO EXCEED $13,500.00

WHEREAS, the Executive Office's Administrative Secretary applied for, and was selected for a

position as Buyer in Procurement on February 21, 1995, thereby vacating her position in the Executive Office; and

WHEREAS, Purchase Order No. 51123 provided for temporary services through McCall Staffing Services, who were selected as the lowest of three bidders, to cover this vacancy while a replacement was recruited; and

WHEREAS, during the recruitment process several options were explored and it was subsequently decided that utilization of temporary services provides the greatest staffing flexibility and is cost justified under the present circumstances; and

WHEREAS, this purchase order has been depleted and it is now necessary to increase the encumbrance of Purchase Order No. 51123 in the amount of $9,932.00 by an additional $13,500.00 for a total of $23,432.80 to cover temporary services through September 30, 1995; and

WHEREAS, funding is available through the Fiscal Year 1995 Low Income Operating Budget and Section 8 administrative fees.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director be authorized to increase the encumbrance of Purchase Order No. 51123 in an amount not to exceed $13,500.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Marie C. Blits
Marie C. Blits, Esq.
Deputy City Attorney

July 13, 1995
Date

Commissioner Lee motioned to adopt Resolution No. 4488 and Commissioner Palega seconded the motion. There was no discussion on the motion. The vote was:

AYES: Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

ABSENT FOR VOTING: Richard Carpeneti, President

Resolution No. 4488 was ADOPTED.

(c) RESOLUTION NO. 4489

HOUSE RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE JOHN STEWART COMPANY TO PERFORM THE SECTION 8 REQUIREMENTS FOR CANON KIP COMMUNITY HOUSE

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has approved funding under the Shelter Plus Care (S+C) Program through the Mayor's Office of Housing for seventy Single Room Occupancy units at the Canon Kip Community House, 705 Natoma Street; and

WHEREAS, due to the unique characteristics of the participants, it has been and would be more efficient to have the eligibility determinations, re-examinations and unit inspections completed by the on-site management company; and

WHEREAS, the management agent, The John Stewart Company, is a management firm knowledgeable of the rules and regulations of the Section 8 Program; and

WHEREAS, the cost of $15.00 per unit per month is a reasonable amount in return for said services, and will be paid out of administrative fees; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Secretary/Executive Director is authorized to execute the Memorandum of Understanding with The John Stewart Company for the Canon Kip Community at $15.00 per unit per month.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison

Debrenia F. Madison
Assistant Legal Counsel

July 13, 1995
Date

Commissioner Meskunas motioned to adopt Resolution No. 4489 and Commissioner Marshall seconded the motion. There was no discussion on the motion. The vote was:

AYES:	Hadie Redd, Vice President Barbara R. Meskunas, Commissioner Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAYS:	None
ABSTAIN:	Sululagi Palega, Sr., Commissioner
ABSENT FOR VOTING:	Richard Carpeneti, President

Commissioner Palega abstained due to a possible conflict of interest as his employer, Private Industry Council, may be contracting with the John Stewart Company. Resolution No. 4489 was ADOPTED.

(d) RESOLUTION NO. 4490

RESOLUTION AUTHORIZING THE CALIFORNIA NEWSPAPER SERVICE BUREAU, INC. TO ARRANGE ADVERTISEMENTS FOR PROPOSALS FROM OWNERS FOR THE PROJECT BASED ASSISTANCE PROGRAM IN AN AMOUNT NOT TO EXCEED $15,000.00

WHEREAS, the Housing Authority desires to accept proposals from owners for funding available under the Project Based Assistance Program; and

WHEREAS, the Section 8 Project Based Assistance Program requires the publication of the advertisement in a newspaper of general circulation once per week for three consecutive weeks, and advertise in newspapers that publish in Spanish, Chinese, Vietnamese and Russian, as well as the Sun Reporter; and

WHEREAS, the cost of publishing said advertisement for the above stated period is estimated not to exceed $15,000.00; such cost is provided for in the preliminary fees appropriated along with this allocation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director/Secretary is authorized to engage the services of California Newspaper Service Bureau, Inc. for said advertisement in an amount not to exceed $15,000.00.

2, This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

July 13, 1995
Date

Commissioner Meskunas motioned to adopt Resolution No. 4490 and Commissioner Marshall seconded the motion. The vote was:

AYES:	Hadie Redd, Vice President Barbara R. Meskunas, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAYS:	None
ABSENT FOR VOTING:	Richard Carpeneti, President

Resolution No. 4490 was ADOPTED.

(e) RESOLUTION NO. 4491

RESOLUTION AUTHORIZING PAYMENT TO THE MAYOR'S OFFICE OF HOUSING TO REIMBURSE THE CITY AND COUNTY OF SAN FRANCISCO FOR SALARY AND FRINGE BENEFIT EXPENSE FOR INTERIM SECRETARY/EXECUTIVE DIRECTOR

WHEREAS, on February 7, 1995 the Board of Commissioners of the San Francisco Housing Authority appointed Mr. Ted Dienstfrey, Director of the Mayor's Office of Housing, as Interim

Secretary/Executive Director of the San Francisco Housing Authority; and

WHEREAS, the Director of the Mayor's Office of Housing shall serve as the Interim Secretary/Executive Director of the San Francisco Housing Authority until a successor temporary or permanent Secretary/Executive Director shall be appointed by the Board of Commissioners; and

WHEREAS, the Mayor's Office of Housing has informed the San Francisco Housing Authority that due to the extended time of this assignment it is not appropriate to pay all of Mr. Dienstfrey's compensation with Community Development Block Grant Funds; and

WHEREAS, the Interim secretary/Executive Director is spending seventy percent (70%) of his time administering the San Francisco Housing Authority; and

WHEREAS, the salary of the Director of the Mayor's Office of Housing is three thousand three hundred seventy-five dollars ($3,375.00) bi-weekly; and the fringe benefits expense of the Director of the Mayor's Office of Housing is one hundred seventy-one dollars and sixty-three cents ($171.63) bi-weekly; and

WHEREAS, seventy percent (70%) of three thousand three hundred seventy-five dollars ($3,375.00) is two thousand three hundred sixty-two dollars and fifty cents ($2,362.50); and seventy percent (70%) of one hundred seventy-one dollars and sixty-three cents ($171.63) is one hundred twenty dollars and fourteen cents ($120.14); and

WHEREAS, the period of time between February 7, 1995 and August 31, 1995 is two hundred six (206) days or fourteen and seventy-two hundredths (14.72) bi-weekly periods; and

WHEREAS, seventy percent (70%) of the salary expense of the Director of the Mayor's Office of Housing ($2,362.50) multiplied by 14.72 bi-weekly periods is thirty-four thousand seven hundred seventy-six dollars ($34,776.00); and seventy percent (70%) of the fringe benefits expense ($120.14) multiplied by 14.72 bi-weekly periods is one thousand seven hundred sixty-eight dollars and forty-six cents ($1,768.46); and

WHEREAS, the San Francisco Housing Authority shall reimburse the Mayor's Office of Housing seventy percent (70%) of salary and fringe benefit expense for the Director of the Mayor's Office of Housing for all bi-weekly periods worked from February 7, 1995 until a permanent Secretary/Executive Director shall be appointed; and

WHEREAS, the maximum reimbursement payable for the period from February 7, 1995 through August 31, 1995 is thirty-six thousand five hundred forty-four dollars and forty-six cents ($36,544.46).

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The Housing Authority shall reimburse the Mayor's Office of Housing of the City and County of San Francisco two thousand three hundred sixty-two dollars and fifty cents ($2,362.50) salary expense and one hundred twenty dollars and fourteen cents ($120.14) fringe benefit expense for each bi-weekly period worked by Interim Secretary/Executive Director Dienstfrey.

2. The total reimbursement expense by the Housing Authority may not exceed thirty-six thousand five hundred forty-four dollars and forty-six cents ($36,544.46).

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Marie C. Blits
Marie C. Blits, Esq.
Deputy City Attorney

July 13, 1995
Date

Commissioner Meskunas motioned to adopt Resolution No. 4491 and Commissioner Lee seconded the motion. Mr. Dienstfrey stated that since he had spent so much time at the Authority, and he is under contract to the Mayor's office, the reimbursement to that office would be 70% of his time or $36,000.000. The vote was:

AYES:	Hadie Redd, Vice President Barbara R. Meskunas, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAYS:	None
ABSENT FOR VOTING:	Richard Carpeneti, President

Resolution No. 4491 was ADOPTED.

(f) RESOLUTION NO. 4492

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A LOAN AGREEMENT BETWEEN THE SAN FRANCISCO HOUSING

AUTHORITY AND McCORMACK BARON & ASSOCIATES, INC. FOR AN AMOUNT NOT TO EXCEED $127,000.00 FROM SECTION 8 RESERVES FOR PAYMENT OF THE LOW-INCOME HOUSING TAX CREDIT ALLOCATION RESERVATION FOR PHASE ONE OF THE HAYES VALLEY NORTH AND HAYES VALLEY SOUTH REDEVELOPMENT AND FOR PREPARATION OF A PUBLIC HOUSING DEVELOPMENT FUND APPLICATION

WHEREAS, on June 19, 1995, the California Tax Credit Committee awarded the Hayes Valley Project Tax Credits in the amount of $3,268,340.00 which will yield an equity contribution of approximately $17 million for rebuilding the sites; and

WHEREAS, the State requires a reservation fee of 8 percent of the total award; and

WHEREAS, the reservation is in two phases, phase one for Hayes Valley North in an amount of $1,491,500.00 and phase two for Hayes Valley South in an amount of $1,776,840.00; and

WHEREAS, the payment of the reservation for phase one is in two installments, the first payment of $59,660.00 is due 20 days after the official letter notifying the award, and second payment $59,660.00 is due 120 days after the date of the letter; and

WHEREAS, the Interim Executive Director will contract with a consultant, contract with a temporary production person and approve other costs related to the preparation of a Public Housing Development application in an amount not to exceed $7,000; and

WHEREAS, the Authority will loan McCormack Baron & Associates Inc. funds for the reservation fee and application preparation; and

WHEREAS, the funding for the reservation and application preparation will be out of Section 8 Reserves; and

WHEREAS, the loan would be repaid out of the first draw on the construction loan at the start of construction unless the project does not go forward because all necessary funding cannot be secured in which case, the loan would not be repaid.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute a loan agreement between the San Francisco Housing Authority and McCormack Baron & Associates, Inc. for the payment of the Tax Credit Reservation for phase one in an amount not to exceed $120,000.00 and Public Housing Development application costs in an amount not to exceed $7,000.00.

2. The funding for the loan agreement is from Section 8 Reserves.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Marie C. Blits
Marie C. Blits, Esq.
Deputy City Attorney

July 13, 1995
Date

Commissioner Meskunas motioned to adopt Resolution No. 4492 and Commissioner Marshall seconded the motion. Commissioner Lee asked for clarification and a breakdown. Mr. Dienstfrey replied that $36,830.00 is the amount which will be at risk. The Authority expects to be notified that it will be granted approximately $3 million from the tax credit program. In twenty days, the Authority has to put up $59,660.00, and within one hundred and twenty days another $59,660.00. If this project doesn't move forward, he stated that one-half of the first increment ($29,800.00) would be returned.

Commissioner Meskunas asked if funding for this project was included in the recision bill that was passed by Congress. Mr. Dienstfrey stated that the bill hadn't passed yet and he expected that it would be. HUD was reallocating and rescinding funds so the available pool of funds was smaller. He stated that Resolution No. 4492 had the approval and support of the residents, as well as the Board of Supervisors. Commissioner Meskunas expressed concern that out of the $6.6 million coming out of the 1996 Budget, the cutback was going to effect modernization funding as well. Mr. Dienstfrey stated the funding would be available for Hayes Valley. The vote was:

AYES:	Hadie Redd, Vice President Barbara R. Meskunas, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAYS:	None
ABSENT FOR VOTING:	Richard Carpeneti, President

Resolution No. 4492 was ADOPTED.

(g) RESOLUTION NO. 4493

RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR PUBLIC HOUSING DEVELOPMENT APPLICATION FOR HAYES VALLEY NORTH AND HAYES VALLEY SOUTH CAL-18(7) FOR REPLACEMENT HOUSING FUNDING

WHEREAS, the San Francisco Housing Authority's (Authority)Commission has previously approved Resolution #4348 on October 13, 1994, authorizing the Executive Director to enter into a Disposition/Development Agreement and a Land Lease Agreement; and

WHEREAS, the Authority's Commission has previously approved Resolution #4418 on February 9, 1995, authorizing the Executive Director to submit to HUD the Hayes Valley Demolition\Disposition Application (DDA); and

WHEREAS, the Authority's Commission has previously approved Resolution #4485 on June 22, 1995, authorizing the Interim Executive Director to submit to HUD the Hayes Valley Amended DDA Replacement Housing Plan; and

WHEREAS, the U.S. Secretary of Housing and Urban Development has invited the Authority to apply for Public Housing Development Funds; and

WHEREAS, HUD reserves the right to reserve additional funds prior to awards made under the NOFA for replacement housing applications; and

WHEREAS, the Authority's grant application is for replacement housing and it is requested in the Notice of Funding Availability (NOFA) that the Authority submit an early application.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The Interim Executive Director is authorized to submit the Public Housing Development Grant Application.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Marie C. Blits
Marie C. Blits, Esq.
Deputy City Attorney

July 13, 1995

Date

Commissioner Meskunas motioned to adopt Resolution No. 4493 and Commissioner Marshall seconded the motion. There was no discussion on the motion. The vote was:

AYES:	Hadie Redd, Vice President Barbara R. Meskunas, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAYS:	None
ABSENT FOR VOTING:	Richard Carpeneti, President

Resolution No. 4493 was ADOPTED.

At 6:28 p.m. Mr. Dienstfrey recommended that the Commission adjourn for Executive Session. Commissioner Lee motioned to adjourn and Commissioner Marshall seconded the motion. The Commission adjourned to Executive Session.

The Commission reconvened at 8:05 p.m. The Commission returned to open session and continued with the Agenda. Marie Blits, Esq. reported that during closed session the Commission interviewed Dr. Shirley A. Thornton as a candidate for the position of Interim Executive Director. She stated that the Commission would possibly reconvene in closed session at the conclusion of the Regular Agenda to consider possible instructions to negotiators to negotiate a possible contract with Shirley Thornton to be the Executive Director of the SFHA. Ms. Blits also stated that Resolution No. 4494 would have to be approved in order to set the process in motion.

(h) RESOLUTION NO. 4494

RESOLUTION PROVIDING FOR A POSSIBLE CONTRACT WITH SHIRLEY THORNTON TO SERVE AS EXECUTIVE DIRECTOR OF THE SAN FRANCISCO HOUSING AUTHORITY, BY AMENDING SFHA PERSONNEL AND PROCUREMENT POLICIES AND PROCEDURES, BY AMENDING THE EXECUTIVE DIRECTOR CLASSIFICATION DESCRIPTION, AND BY REQUESTING PERMISSION FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND ENDING THE RFP PROCESS SEEKING A SEARCH FIRM TO IDENTIFY POTENTIAL CANDIDATES FOR THE POSITION OF EXECUTIVE DIRECTOR

WHEREAS, the San Francisco Housing Authority Commission is charged with legal responsibility

for determining the necessary qualifications for an Executive Director and selecting an Executive Director for the Housing Authority, pursuant to the California Housing Authorities Law (Health and Safety Code Sections 34200, et seq.), and related laws, rules and regulations; and

WHEREAS, the Mayor of the City and County of San Francisco has recommended to the San Francisco Housing Authority (SFHA) Commission that it enter into a contract with Shirley Thornton to serve as Executive Director; and

WHEREAS, the Commission wishes to consider whether to enter into a contract with Shirley Thornton to serve as Executive Director, and possibly enter into such a contract; and

WHEREAS, existing SFHA Personnel Policies and Procedures (adopted by Resolution 3749), and the existing SFHA Procurement Policies and Procedures (adopted by Resolution 3654), and the existing Executive Director Classification Description, must be amended in order for such consideration and contracting to occur; and

WHEREAS, in addition, the United States Department of Housing and Urban Development (HUD) should be requested to grant permission for such a contract; and

WHEREAS, this Commission previously adopted Resolution No. 4444 which sought a search firm to locate potential candidates for the position of Executive Director; and

WHEREAS, this Commission now desires to revise said SFHA Personnel and Procurement Policies and Procedures, and now desires to revise the Executive Director Classification Description, and now desires to seek such contracting permission from the United States Department of Housing and Urban Development, and now desires to end the process seeking a search firm which was begun by Resolution No. 4444.

NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. SFHA Personnel and Procurement Policies and Procedures, and the Executive Director Classification Description, are amended as set forth in Exhibit A attached and incorporated herein by reference.

2. The United States Department of Housing and Urban Development is requested to grant permission for a contract with Shirley Thornton to serve as Executive Director, as set forth in Exhibit B attached and incorporated herein by reference.

3. The Acting Executive Director is instructed to end the RFP process seeking a search firm to locate potential candidates for the position of Executive Director, which was commenced by Resolution No. 4444 adopted April 13, 1995.

4. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Marie C. Blits
Marie C. Blits, Esq.
Deputy City Attorney

July 13, 1995
Date

Commissioner Meskunas stated that the problems she had with Resolution No. 4494 were procedural and not personal. She said that no resident associations had met formally to interview Dr. Thornton along with the Commission, as had been done in the past. She stated that there was a dangerous precedence being set by deviating from the Commission's goals, by passing these resolutions to circumvent the HUD's rules and regulations and that she considered it a double-standard. She stated that she had met with a representative of the Mayor's office and Dr. Thornton, and had spoken to the Mayor to voice her objections. Commissioner Meskunas offered her complete support for Dr. Thornton should she become the Executive Director. She stated that HUD had reneged on its commitment and there wasn't going to be any recovery fee for Dr. Thornton, so both she and the Mayor were concerned. She was convinced that the rest of the Commissioners did not have the same opportunity to speak with the Mayor and Dr. Thornton as she thought they had. She wished the Dr. Thornton and the Agency luck, but she could not support Resolution Nos. 4495 and 4497.

Commissioner Palega stated he thought Dr. Thornton was qualified and since it was a practice of the Agency in the past to do what it wished to do, why change. Whatever the wish of the Commission is, it would be supported and those individuals who do not live in public housing, but are getting fat off the Budget and various other funding programs, should read the handwriting on the wall. He felt that the Agency should do something out of the ordinary and take a chance, because in the past the Agency has gone through hiring the long way, and it did the Agency no good in the end. He offered his support towards Dr. Thornton upon her selection. A roll call vote was taken:

Barbara R. Meskunas, Commissioner	**NAY**
Larry K. Lee, Commissioner	**AYE**
Sululagi Palega, Sr., Commissioner	**AYE**
Thelma Kavanagh, Commissioner	**AYE**
Juanita D. Marshall, Commissioner	**AYE**
Hadie Redd, Vice President	**AYE**
Richard Carpeneti, President	**ABSENT FOR VOTING**

Resolution No. 4494 was ADOPTED.

(i) RESOLUTION NO. 4495

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH HUNTER'S VIEW RESIDENT MANAGEMENT CORPORATION (HVRMC) FOR A MENTORSHIP PROGRAM AT THE HUNTER'S VIEW HOUSING DEVELOPMENT IN AN AMOUNT NOT TO EXCEED $21,250.00

WHEREAS, the Authority wishes to contract for a mentorship program at its Hunter's View Development; and

WHEREAS, the program will provide a mentor for the youth at the Hunter's View Development; and

WHEREAS, the program will provide valuable skills in landscaping and gardening; and

WHEREAS, food from the gardens will provide families of the developments with fresh produce; and

WHEREAS, funding to the services described herein is provided for in the 1994 Drug Elimination Program grant.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute a contract with the Hunter's View Resident Management Corporation in an amount not to exceed $21,250.00 for the provision of a mentorship program at Hunter's View.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Marie C. Blits
Marie C. Blits, Esq.
Deputy City Attorney

July 13, 1995
Date

Commissioner Meskunas motioned to adopt Resolution No. 4495 and Commissioner Marshall seconded the motion. Commissioner Palega motioned for an amendment to Resolution No. 4495 to increase the number of youths hired from six to 15. The breakdown for the six youths amounted to $5,675.00 per person and the total accessed funding amounted to $15,575.00, with $4,000.00 for administrative and supervisory costs. Commissioner Lee seconded the motion for the amendment. Commissioner Meskunas stated that the resolution needed to be carefully read and that it was

important that Mr. Allen Jordan receive compensation for being the Project Supervisor. The extra funding had been carefully budgeted by staff and it was necessary. Commissioner Palega thought that for the seven-week period, the amount budgeted was exorbitant.

Mr. Dienstfrey stated it would be a mistake if it was the Commission's wish to table, reevaluate and amend this complicated program on the floor. If the Commission was not prepared to move forward or give direction, then staff would have to return and explain the problems pertaining to the program.

Commissioner Lee stated that his concern was that the numbers had not been broken down. Commissioner Meskunas informed Commissioners Lee and Palega that the budget was included in the Commissioner's package on the last page, under Resolution No. 4495. Secondly, she stated that if the Commission tabled the resolution and then returned with it, all it would do would be to delay a summer program. She urged the Commission to vote against the amendment.

After reviewing the budget, Commissioner Palega stated that he would still like to see more youths getting hired.

Commissioner Lee asked for a breakdown on 13% amount allocated to fringes. He stated if the budget were broken down in an orderly manner there would be no problems. Commissioner Palega motioned to amend Resolution No. 4495 by hiring more youths and returning it before the Commission. A roll call vote was taken on the amendment to Resolution No. 4495:

Barbara R. Meskunas, Commissioner	**NAY**
Larry K. Lee, Commissioner	**AYE**
Sululagi Palega, Sr., Commissioner	**AYE**
Thelma Kavanagh, Commissioner	**NAY**
Juanita D. Marshall, Commissioner	**NAY**
Hadie Redd, Vice President	**NAY**
Richard Carpeneti, President	**ABSENT FOR VOTING**

The amendment to Resolution No. 4495 FAILED. A roll call vote was taken to adopt Resolution No. 4495:

Barbara R. Meskunas, Commissioner	**AYE**
Larry K. Lee, Commissioner	**NAY**
Sululagi Palega, Sr., Commissioner	**NAY**
Thelma Kavanagh, Commissioner	**AYE**
Juanita D. Marshall, Commissioner	**AYE**
Hadie Redd, Vice President	**AYE**
Richard Carpeneti, President	**ABSENT FOR VOTING**

Resolution No. 4495 was ADOPTED.

(j) RESOLUTION NO. 4496

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH SAN FRANCISCO LEAGUE OF URBAN GARDENERS (SLUG) FOR A MENTORSHIP PROGRAM AT THE ALEMANY HOUSING DEVELOPMENT IN AN AMOUNT NOT TO EXCEED $21,250.00

WHEREAS, the Authority wishes to contract for a mentorship program at its Alemany Development; and

WHEREAS, the program will provide mentors for the youth at the Alemany Development; and

WHEREAS, the program will provide valuable skills in landscaping and gardening; and

WHEREAS, food from the gardens will provide families of the developments with fresh produce; and

WHEREAS, SLUG has been providing services for youth at the Alemany Development that have been both valuable and successful; and

WHEREAS, funding to the services described herein is provided for in the 1994 Drug Elimination Program grant.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute a contract with the San Francisco League of Urban Gardeners in an amount not to exceed $21,250.00 for the provision of a mentorship program at Alemany.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Marie C. Blits
Marie C. Blits, Esq.
Deputy City Attorney

July 13, 1995
Date

Commissioner Redd motioned to adopt Resolution No. 4496 and Commissioner Marshall seconded the motion. There was no discussion on the motion. The vote was:

AYES:	Hadie Redd, Vice President Barbara R. Meskunas, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAYS:	None
ABSENT FOR VOTING:	Richard Carpeneti, President

Resolution No. 4496 was ADOPTED.

(k) RESOLUTION NO. 4497

RESOLUTION AUTHORIZING THE CURRENT INTERIM SECRETARY/EXECUTIVE DIRECTOR TO NEGOTIATE A PROPOSED AGREEMENT WITH SHIRLEY THORNTON TO SERVE AS THE SUCCESSOR INTERIM EXECUTIVE DIRECTOR

WHEREAS, on February 7, 1995, the Commission appointed the Director of the Mayor's Office of Housing, Ted Dienstfrey, to the position of Interim Secretary of the Commission and Interim Executive Director of the Housing Authority; and,

WHEREAS, Mr. Dienstfrey has served as Interim Secretary/Executive Director since that time; and

WHEREAS, the Commission is now considering the appointment of Shirley Thornton as Secretary/Executive Director; and,

WHEREAS, the Commission also wishes to consider appointing Shirley Thornton to serve as the successor Interim Secretary/Executive Director.

NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Interim Secretary/Executive Director Dienstfrey is authorized to negotiate a proposed agreement with Shirley Thornton for her service as the successor Interim Secretary of the Commission and Interim Executive Director of the Housing Authority.

2. Any resulting proposed agreement will be submitted to the Commission for its determination as to whether or not to enter into the proposed agreement. The proposed agreement will not in any way legally bind the Commission in advance to any particular determination.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Marie C. Blits
Marie C. Blits, Esq.
Deputy City Attorney

July 13, 1995
Date

Commissioner Lee motioned to adopt Resolution No. 4497 and Commissioner Palega seconded the motion. Commissioner Lee motioned to amend Resolution No. 4497 to read that the Commission appoint the negotiating committee. Mr. Dienstfrey clarified the amendment to state the Commission will appoint the negotiating committee, who will negotiate an interim agreement. The vote on the amendment to Resolution No. 4497 was:

AYES:	Hadie Redd, Vice President Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAYS:	Barbara R. Meskunas, Commissioner
ABSENT FOR VOTING:	Richard Carpeneti, President

The amendment to Resolution No. 4497 was APPROVED. Commissioner Kavanagh asked if this amendment amounted to a trial agreement. Mr. Dienstfrey stated that it would take a number of weeks to draw up a permanent agreement and have it approved by HUD. It's purpose was to expedite the process so there would not be a "lame duck" situation.

Commissioner Meskunas stated that it was her understanding that this authorized the Commission to negotiate an interim contract with Dr. Thornton and at a later date, offer the contract to her for the appointment. Mr. Dienstfrey concurred. A roll call vote was taken:

Barbara R. Meskunas, Commissioner	**NAY**
Larry K. Lee, Commissioner	**AYE**
Sululagi Palega, Sr., Commissioner	**AYE**
Thelma Kavanagh, Commissioner	**AYE**
Juanita D. Marshall, Commissioner	**AYE**
Hadie Redd, Vice President	**AYE**

Richard Carpeneti, President **ABSENT FOR VOTING**

Resolution No. 4497 was ADOPTED as AMENDED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Christine Neal, Alice Griffith Development
Nate Mason and Kevin Robinson, Alemany RMC
Jewel Green, Hunter's View Development
Malik Rahim
Margaret Verges
Bessie Crockett, Valencia Gardens Development

13. EXECUTIVE SESSION:

The Commission adjourned into Executive Session at 9:05 p.m. for a closed session to consider a temporary contract with Dr. Shirley A. Thornton.

14. ADJOURNMENT:

There being no further business to come before the Commission, the Regular meeting of July 13, 1995 was adjourned by Commissioner Redd at 9:05 p.m. by consensus. The next Regular meeting has been scheduled for July 27, 1995 at 440 Turk Street at 4:00 p.m.

Hadie Redd
Vice President

Ted Dienstfrey
Interim Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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July 13 , 1995

PUBLIC NOTICE

A Special Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 9:30 a.m. in the Commission Room, on Monday, July 17, 1995 at 440 Turk Street, San Francisco, California.

During the meeting the Commission will adjourn to closed session to confer with and instruct negotiators regarding a possible contract with Dr. Shirley Thornton to serve as Interim Executive Director, and possibly approve such a contract, pursuant to Government Code Section 54957.6.

Ted Dienstfrey
Interim Executive Director

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

A SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON MONDAY, JULY 17, 1995 AT 9:30 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Special Meeting Held:
Monday, July 17, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

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2. APPROVAL OF AGENDA:

3. PUBLIC COMMENT ON AGENDA ITEM:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423.

4. CLOSED SESSION:

The Commission will confer with and instruct negotiators regarding a possible contract with Dr. Shirley Thornton to serve as Interim Executive Director, and possibly approve such a contract, pursuant to Government Code Section 54957.6.

5. NEW BUSINESS:

(a) Resolution - Approving Dr. Shirley Thornton to Serve as Temporary or Interim Executive Director of the San Francisco Housing Authority

6. ADJOURNMENT:

Ted Dienstfrey
Interim Secretary/Executive Director

RESOLUTION NO. _____
DATE ADOPTED: _____

APPROVING DR. SHIRLEY THORNTON TO SERVE AS TEMPORARY OR INTERIM EXECUTIVE DIRECTOR OF THE SAN FRANCISCO HOUSING AUTHORITY

WHEREAS, on February 7, 1995, the Commission appointed the Director of the Mayor's Office of Housing, Ted Dienstfrey, to the position of Interim Executive Director of the Housing Authority; and

WHEREAS, Mr. Dienstfrey has served as Interim Executive Director since that time; and

WHEREAS, Dr. Shirley Thornton meets the qualifications for Executive Director as determined by the Commission; and

WHEREAS, the Commission is now considering the appointment of Dr. Shirley Thornton as Executive Director; and

WHEREAS, the Commission now wishes to appoint Dr. Shirley Thornton to serve as the successor Interim Executive Director of the Housing Authority.

NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The Board of Commissioners appoints Dr. Shirley Thornton as Interim Executive Director of the Housing Authority of the City and County of San Francisco.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

Marie Corlett Blits
Deputy City Attorney

7-13-95
Date

MCB/gh

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Special Meeting Held:
Monday, July 17, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in session at 440 Turk Street, San Francisco, California on Monday, July 17, 1995 at 9:47 a.m.

The meeting was called to order by Vice President Redd.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Hadie Redd, Vice President
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

ABSENT: Richard Carpeneti, President
Barbara R. Meskunas, Commissioner

A quorum was present.

ALSO PRESENT: Ted Dienstfrey, Interim Secretary/Executive Director
Marie Corlett Blits, Deputy City Attorney, City and County of San Francisco

2. APPROVAL OF AGENDA:

Commissioner Palega motioned to approve the Agenda and Commissioner Marshall seconded the motion. The Agenda was APPROVED.

3. PUBLIC COMMENT ON AGENDA ITEM:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423.

Timothy Gillespie
Margaret Verges

4. CLOSED SESSION:

Commissioner Kavanagh motioned to recess to closed session and Commissioner Marshall seconded the motion. The Commission recessed at 10:05 a.m to confer with and instruct negotiators regarding a possible contract with Dr. Shirley Thornton to serve as Interim Executive Director, and possibly approve such a contract, pursuant to Government Code Section 54957.6.

The Commission reconvened at 11:35 a.m.

Marie Blits, Esq., Deputy City Attorney, reported on the closed sessions of Thursday July 13, 1995 and Monday, July 17, 1995 are as follows:

"Pursuant to Government Code Section 54957.6, the Commission met in closed session on Thursday, July 13, 1995 to give instructions regarding negotiations and possible contract with Dr. Shirley Thornton to serve as Executive Director.

Also pursuant to Government Code Section 54957.6, the Commission met in closed session on Monday, July 17, 1995 to confer with and instruct negotiators regarding the possible contract with Dr. Shirley Thornton to serve as Interim Executive Director. In that same meeting, the Commission also approved the contract with Dr. Thornton except that the rate of pay was not finalized, that being a contract for her to become the Temporary or Interim Executive Director in place of Mr. Ted Dienstfrey. We would like to state that these figures and actions which are the subject of this report are consistent with the legal requirements of the Brown Act and other applicable State and Federal laws. This is the closed session reported to you."

Commissioner Palega recommended that the Commission prepare the Interim Contract for Dr. Shirley A. Thornton.

5. NEW BUSINESS:

(a) RESOLUTION NO. 4498

APPROVING DR. SHIRLEY THORNTON TO SERVE AS TEMPORARY OR INTERIM EXECUTIVE DIRECTOR OF THE SAN FRANCISCO HOUSING AUTHORITY

WHEREAS, on February 7, 1995, the Commission appointed the Director of the Mayor's Office of Housing, Ted Dienstfrey, to the position of Interim Executive Director of the Housing Authority; and

WHEREAS, Mr. Dienstfrey has served as Interim Executive Director since that time; and

WHEREAS, Dr. Shirley Thornton meets the qualifications for Executive Director as determined by the Commission; and

WHEREAS, the Commission is now considering the appointment of Dr. Shirley Thornton as Executive Director; and

WHEREAS, the Commission now wishes to appoint Dr. Shirley Thornton to serve as the successor Interim Executive Director of the Housing Authority.

NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The Board of Commissioners appoints Dr. Shirley Thornton as Interim Executive Director of the Housing Authority of the City and County of San Francisco.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Marie C. Blits
Marie C. Blits, Esq.
Deputy City Attorney

July 17, 1995
Date

Commissioner Palega motioned to amend the contract to $4,597.70 bi-weekly and Commissioner Lee seconded the motion.

Commissioner Redd asked for comments from the public. Christine Neal, Alice Griffith Development, and Peter Bryne spoke.

The vote to amend Resolution No. 4498 was as follows:

AYES: Hadie Redd, Vice President
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None.

ABSENT Richard Carpeneti, President
FOR VOTING: Barbara R. Meskunas, Commissioner

The amendment to Resolution No. 4498 was APPROVED.

The vote to adopt Resolution No. 4498 as amended was:

AYES: Hadie Redd, Vice President
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None.

ABSENT Richard Carpeneti, President
FOR VOTING: Barbara R. Meskunas, Commissioner

Resolution No. 4498 was ADOPTED as AMENDED.

Commissioner Redd stated the Commission wanted to thank those who worked so hard in the last few days to make this meeting possible: Ms. Marie Blits, who worked very very hard to produce this resolutions and also Ms. Gayle Hudson and the rest of the staff who stayed after hours to get the message of this meeting out to the public.

He thanked Mr. Ted Dienstfrey for his hard work during his appointment at Interim Executive Director and said that the Commission has been off track and that it would get back on track. Commissioner Redd continued, quoting Gloria Cowsar, who said, "Remember it's not what your Agency can do for you, it's what you can do for your Agency. I'll leave that with you."

Commissioner Redd congratulated and introduced Dr. Thornton and she stated: "Commissioners, I would like to thank the Mayor and thank you for affording me this opportunity to once again serve San Francisco. My career, minus my time in the military, and my time at the State I have spent here in San Francisco, first to Galileo and on to Balboa High School. I also did all of my college work through San Francisco so this is my home as far as I'm concerned. I believe in success, I believe in in work, I believe in responsibility and accountability. And what I'll be asking is that as we look at the problems, we understand every problem has a solution and I would like to think that this is a marriage with no divorce. And you've got to work through it, in order to have a successful relationship. That's what I'm expecting, I don't expect failure. I do know that residents want clean,

safe, secure living, they want to have the options of the American dream, and I believe that's my responsibility and I will be asking that I be held responsible and accountable for that. Thank you."

6. ADJOURNMENT:

There being no further business to come before the Commission, the Special meeting of July 17, 1995 was adjourned by Commissioner Redd at 11:55 a.m.. by consensus. The next Regular meeting has been scheduled for July 27, 1995 at 440 Turk Street at 4:00 p.m.

Hadie Redd
Vice President

Ted Dienstfrey
Interim Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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July 20, 1995

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PUBLIC NOTICE

A Special Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 9:00 a.m. in the Commission Room on Monday, July 24, 1995 at 440 Turk Street, San Francisco, California.

During the meeting the Commission will adjourn to closed session to confer with and instruct negotiators regarding a long-term contract with Dr. Shirley Thornton to serve as Executive Director, and possibly approve such a contract, pursuant to Government Code Section 54957.6.

Shirley A. Thornton, Ed.D.
Interim Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

A SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON MONDAY, JULY 24, 1995 AT 9:00 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Special Meeting Held:
Monday, July 24, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

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2. APPROVAL OF AGENDA:

3. PUBLIC COMMENT ON AGENDA ITEMS OR NON-AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items or non-Agenda items pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423.

4. CLOSED SESSION:

The Commission will confer with and instruct negotiators regarding a long-term contract with Dr. Shirley Thornton to serve as Executive Director, pursuant to Government Code Section 54957.6. Prior to adjournment, the Commission will report out any action taken in closed session.

5. ADJOURNMENT:

Shirley A. Thornton, Ed.D.
Interim Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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July 21, 1995

AMENDED PUBLIC NOTICE

A Special Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 9:00 a.m. in the Commission Room on Monday, July 24, 1995 at 440 Turk Street, San Francisco, California.

During the meeting the Commission will adjourn to closed session to confer with and instruct negotiators regarding a long-term contract with Dr. Shirley Thornton to serve as Executive Director, pursuant to Government Code Section 54957.6.

Shirley A. Thornton, Ed.D.
Interim Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Special Meeting Held:
Monday, July 24, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in session at 440 Turk Street, San Francisco, California on Monday, July 24, 1995 at 9:12 a.m.

The meeting was called to order by Vice President Redd.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

ABSENT: Richard Carpeneti, President

A quorum was present.

ALSO PRESENT: Al Nelson, Acting Deputy Executive Director
Marie Corlett Blits, Deputy City Attorney, City and County of San Francisco

2. APPROVAL OF AGENDA:

Commissioner Meskunas motioned to approve the Agenda and Commissioner Marshall seconded the motion. The Agenda was APPROVED.

3. PUBLIC COMMENT ON AGENDA ITEMS OR NON-AGENDA ITEMS:

The Public had the opportunity to comment on Agenda or non-Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority

rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423.

Lino V. Martire, Esq., Government Contracts Attorney
Margaret Verges

4. CLOSED SESSION:

Commissioner Redd stated that the Commission would adjourn to Executive Session to confer with and instruct negotiators regarding a long-term contract with Dr. Shirley Thornton to serve as Executive Director.

Commissioner Meskunas stated that as she understood it, the Commission's actions were based on 24 CFR 85.36(d)(4) and (g), seeking approval and not a waiver by the awarding agency for this non-competitive bid. Marie Blits, Esq., Deputy City Attorney, stated that the Commission is seeking approval or permission from HUD to enter into a long-term contract with Dr. Thornton. If the contract is deemed by HUD to fall within the procurement guidelines, then that permission could be granted by HUD, pursuant to 24 CFR 85.36(d)(4) and/or (g)(2)(ii). She stated that it is not clear at this point whether HUD will view the contract as a procurement contract or as another form of legal agreement. HUD has asked to see the proposed contract and they will notify the Authority of their decision afterward. Commissioner Meskunas stated it was her understanding that a waiver should be in place prior to relying on asking for approval and that was where the disagreement existed. Indicated in her response, the Commission hasn't sought a waiver because it is not the waiver process that the Commission is engaged in. Commissioner Meskunas stated that it was Ms. Blits's opinion that a waiver need not be in place in order to ask for permission and Ms. Blits concurred. Commissioner Meskunas asked if the Commission was asking for permission for the interim contract already entered into, and Ms. Blits stated no.

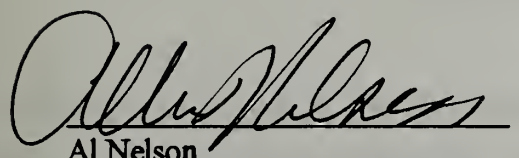
The Commission recessed to closed session at 9:30 a.m. and then reconvened at 10:40 a.m.

Ms. Marie Blits, Esq., reported on the closed session and stated that the Commission has conferred with and instructed negotiators regarding a long-term contract with Dr. Shirley Thornton to serve as Executive Director, pursuant to Government Code Section 54957.6. She also said that the Commission would like to announce that it will not be holding the additional Special meeting scheduled for Wednesday, July 26, 1995 at 9:00 a.m. The Commission will be proceeding with the Regular meeting on July 27, scheduled for 4:00 p.m.

5. ADJOURNMENT:

Commissioner Lee motioned that the meeting be adjourned and Commissioner Marshall seconded the motion. There being no further business to come before the Commission, the Special meeting of July 24, 1995 was adjourned by Commissioner Redd at 11:55 a.m., by consensus. The next Regular meeting has been scheduled for July 27, 1995 at 440 Turk Street at 4:00 p.m.

Hadie Redd
Vice President



Al Nelson
Actng Deputy Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

July 21, 1995

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Agenda

PUBLIC NOTICE

A Special Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 9:00 a.m. in the Commission Room on Wednesday, July 26, 1995 at 440 Turk Street, San Francisco, California.

During the meeting the Commission will adjourn to closed session to confer with and instruct negotiators regarding a long-term contract with Dr. Shirley Thornton to serve as Executive Director, and possibly tentatively approve such a contract subject to any necessary HUD approval, pursuant to Government Code Section 54957.6.

Shirley A. Thornton, Ed.D.
Interim Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

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A SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON WEDNESDAY, JULY 26, 1995 AT 9:00 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Special Meeting Held:
Wednesday, July 26, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

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2. APPROVAL OF AGENDA:

3. PUBLIC COMMENT ON AGENDA ITEMS OR NON-AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items or non-Agenda items pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423.

4. CLOSED SESSION:

The Commission will confer with and instruct negotiators regarding a long-term contract with Dr. Shirley Thornton to serve as Executive Director, and possibly tentatively approve such a contract subject to any necessary HUD approval, pursuant to Government Code Section 54957.6. Prior to adjournment, the Commission will report out any action taken in closed session.

5. ADJOURNMENT:

Shirley A. Thornton, Ed.D.
Interim Secretary/Executive Director

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July 24, 1995

CANCELLATION

The Special Meeting of the Commission of the Housing Authority of the City and County of San Francisco scheduled for 9:00 a.m., Wednesday, July 26, 1995 in the Commission Room at 440 Turk Street, San Francisco, California, 94102, has been cancelled.

Shirley A. Thornton, Ed.D.
Interim Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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July 21, 1995

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Agenda

PUBLIC NOTICE

The Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m. in the Commission Room on Thursday, July 27, 1995 at 440 Turk Street, San Francisco, California.

During the meeting the Commission will adjourn to closed session to confer with and instruct negotiators regarding a long-term contract with Dr. Shirley Thornton to serve as Executive Director, and possibly tentatively approve such a contract subject to any necessary HUD approval, pursuant to Government Code Section 54957.6.

Shirley A. Thornton, Ed.D.
Interim Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

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THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY JULY 27, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, July 27, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

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2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) Resolution - Authorizing the Interim Executive Director to Execute a Memorandum of Understanding with the Tenderloin Neighborhood Development Corporation to Perform the Section 8 Requirements for 216 Eddy Street

(b) Resolution - Authorizing the Interim Executive Director to Negotiate and Enter into a Contract with Quality Refinishing and Like Nu Tile for the Refinishing of Bathtubs and Sinks throughout the Housing Authority in an Amount Not to Exceed $26,450.00

(c) Resolution - Authorizing the Interim Executive Director to Provide Additional Funding for Litigation Contracts with the following outside Counsel: Littler, Mendelson, Fastiff, Tichy & Mathiason and Lafayette, Kumagai & Clarke in an Amount Not To Exceed $125,000.00 for the Remainder of the 1994-95 Fiscal Year

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. CLOSED SESSION:

The Commission will confer with and instruct negotiators regarding a long-term with Dr. Shirley Thornton to serve as Executive Director, and possibly tentatively approve such a contract subject to any necessary HUD approval, pursuant to Government Code Section 54957.6. Prior to adjournment, the Commission will report out any action taken in closed session.

14. ADJOURNMENT:

Shirley A. Thornton, Ed.D.
Interim Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Regular Meeting Held:
Thursday, July 27, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in session at 440 Turk Street, San Francisco, California on Thursday, July 27, 1995 at 4:09 p.m.

The meeting was called to order by Vice President Redd.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

ABSENT: Richard Carpeneti, President

A quorum was present.

ALSO PRESENT: Al Nelson, Acting Deputy Executive Director
Marie Corlett Blits, Deputy City Attorney, City and County of San Francisco
Debrenia F. Madison, Esq., Assistant Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Palega motioned to approve the Agenda and Commissioner Lee seconded the motion. The Agenda was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Meskunas motioned to defer the approval of the minutes until the next Regular Meeting of August 10, 1995 and Commissioner Lee seconded the motion. Deferral of the minutes was UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Lee asked if any staff had met with Mr. Watson Low, Ping Yuen Development, regarding the letter he sent to the Commission regarding the problems and when did Ping Yuen have their tenant association meetings. Mr. Al Nelson, Acting Deputy Executive Director, stated that the matter had been referred to Mr. Jim Williams, Conventional Housing, who was following up, and would also get the information on the meetings to Commissioner Lee.

5. REPORT OF SECRETARY:

Mr. Nelson stated for the record that Ms. Sandra Branch, an employee of the SFHA, passed away and recommended that the meeting be adjourned in her honor.

Ms. Sandra Branch was born in New Orleans, Louisiana on June 7, 1953 and came to work at the San Francisco Housing Authority on December 15, 1975 as a clerk typist. Ms. Branch was a resident from the Alemany Development and while employed by the Housing Authority. She held positions as Clerk Typist, Senior Clerk Typist, Senior Administrative Clerk, and Eligibility Clerk. Ms. Branch passed away on Thursday, July 20, 1995 and leaves behind a daughter, Khaledh Tahan, age 11, her husband, Michael Tahan, mother, Eva Branch, four sisters and one brother. Mr. Nelson added that Ms. Branch was the only employee at the Housing Authority that had worked for twenty years in the same department (Eligibility). He stated that everyone really loved her and all deeply miss her.

Commissioner Lee motioned to adjourn the meeting in Ms. Sandra Branch's honor and Commissioner Marshall seconded the motion. The Commission voted UNANIMOUSLY adjourn the meeting in her name.

6. COMMITTEE REPORT:

Commissioner Lee asked Mr. Mike Meadows, Director of Maintenance, to report on the Maintenance Group meeting. Mr. Meadows stated that the Maintenance Group was meeting every Monday and has switched to a bi-weekly schedule. The next meeting is to be held on August 7. There are two bilingual clerks working in the Maintenance control room so they are able to communicate with Spanish- and Chinese-speaking persons. He stated that the time to complete emergency work orders has been driven down with a 95% completion rate on all job orders every day. The total number of outstanding work orders are down near 3,500 from a high of 30,000 three years prior.

Commissioner Lee stated that during the Maintenance Group meeting, the location of a central shop north of Market St. was discussed. Mr. Meadows stated that the Force Account

had begun construction for replacement of the wall heaters at Potrero Annex Development.

7. REPORT OF COUNSEL:

Debrenia Madison, Esq., Assistant Legal Counsel, stated that Legal Counsel's report will be submitted after meeting with Dr. Shirley Thornton.

8. TENANT REPRESENTATIVE REPORT:

Ms. Christine Neal, Acting President of PHTA, announced the resignation of Juanita Marshall and said that the Alice Griffith Development parking concession was doing very well.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Jan Allen, 320-330 Clementina Development
Jerry Abrams, 1855-15th St., Development
Jewel Green, Hunter's View Development

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4499

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION TO PERFORM THE SECTION 8 REQUIREMENTS FOR 216 EDDY STREET

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has approved funding under the Section 8 Moderate Rehabilitation Program for 88 Single Room Occupancy (SRO) units at the Ritz Hotel, 216 Eddy Street; and

WHEREAS, due to the unique characteristics of the participants, it has been and would be more efficient to have the eligibility determinations, re-examinations and unit inspections completed by the on-site management company; and

WHEREAS, the management, The Tenderloin Neighborhood Development Corporation, is a firm knowledgeable of the rules and regulations of the Section 8 Program; and

WHEREAS, the cost of $15.00 per unit per month is a reasonable amount in return for said services, and will be paid out of administrative fees; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Secretary/Executive Director is authorized to execute the Memorandum of Understanding with the Tenderloin Neighborhood Development Corporation for the Ritz Hotel at $15.00 per unit per month.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

July 27, 1995
Date

Commissioner Meskunas motioned to adopt Resolution No. 4499 and Commissioner Marshall seconded the motion. Commissioner Kavanagh abstained from voting because she was a member of the Tenderloin Neighborhood Development Corporation. The vote was:

AYES:	Hadie Redd, Vice President Barbara R. Meskunas, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner Juanita D. Marshall, Commissioner
NAYS:	None
ABSTAINED:	Thelma Kavanagh, Commissioner

ABSENT
FOR VOTING: Richard Carpeneti, President

Resolution No. 4499 was ADOPTED.

(b) RESOLUTION NO. 4500

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH QUALITY REFINISHING AND LIKE NU TILE FOR THE REFINISHING OF BATHTUBS AND SINKS THROUGHOUT THE HOUSING AUTHORITY IN AN AMOUNT NOT TO EXCEED $26,450.00

WHEREAS, the Authority received the following cost proposals for bathtub and sink refinishing:

1. Danco Restoration	$295.00 per tub
2. Bath Crest	$369.00 per tub
3. Quality Refinishing and Like Nu Tile	$245.00 per tub

WHEREAS, Quality Refinishing and Like Nu Tile is the lowest monetary respondent; and

WHEREAS, the Authority has inspected and accepted work previously performed by Quality Refinishing and Like Nu Tile as good quality standard; and

WHEREAS, funding for the services described herein is available as part of the San Francisco Housing Authority's Operating Budget for Fiscal Year 1994-1995.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to negotiate and enter into a contract with Quality Refinishing and Like Nu Tile in an amount not to exceed $26,450.00, except as provided for pursuant to the Procurement Policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison

Assistant Legal Counsel

July 27, 1995
Date

Commissioner Palega motioned to adopt Resolution No. 4500 and Commissioner Marshall seconded the motion. There was no discussion on the motion. The vote was:

AYES:	Hadie Redd, Vice President Barbara R. Meskunas, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAYS:	None
ABSENT FOR VOTING:	Richard Carpeneti, President

Resolution No. 4500 was ADOPTED.

(c) RESOLUTION NO. 4501

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO PROVIDE ADDITIONAL FUNDING FOR LITIGATION CONTRACTS WITH THE FOLLOWING OUTSIDE COUNSEL: LITTLER, MENDELSON, FASTIFF, TICHY & MATHIASON AND LAFAYETTE, KUMAGAI & CLARKE IN AN AMOUNT NOT TO EXCEED $125,000.00 FOR THE REMAINDER OF THE 1994-95 FISCAL YEAR

WHEREAS, the Health and Safety Code, section 34279 authorizes the Housing Authority of the City and County of San Francisco ("SFHA") to employ its own counsel and legal staff; and

WHEREAS, there is currently several legal matters pending in the City and County of San Francisco involving the SFHA; and

WHEREAS, the SFHA requires additional legal assistance to adequately defend its interest in these cases; and

WHEREAS, through the competitive solicitation process (RFQ #034-93), the following firms were selected to defend its various interest: Littler, Mendelson, Fastiff, Tichy & Mathiason - labor disputes

and threatened personnel litigation matters; and Lafayette, Kumagai & Clarke - personal injury, breach of contract, constitutional violations, unlawful detainer matters, and various other matters; and

WHEREAS, said firms have been determined to be qualified to represent SFHA in said litigation; and

WHEREAS, the various matters that have been assigned to each firm were not concluded during the previous fiscal year; and

WHEREAS, the contracts need additional funding for this fiscal year to allow the firms to conclude the various matters; and

WHEREAS, litigation services have been budgeted for the 1994-95 fiscal year and funding is available from the Low Income Operating Budget and the Section 8 Administrative Fees:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to provide additional funding for the litigation contracts for the following law firms: Littler, Mendelson, Fastiff, Tichy & Mathiason, and Lafayette, Kumagai & Clarke; for the remainder of the 1994-95 fiscal year in an amount not to exceed $125,000.00.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

July 27, 1995
Date

Commissioner Marshall motioned to adopt Resolution No. 4501 Commissioner Lee seconded the motion. There was no discussion on the motion. The vote was:

AYES: Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner

Juanita D. Marshall, Commissioner

NAYS: None

ABSENT FOR VOTING: Richard Carpeneti, President

Resolution No. 4501 was ADOPTED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Brenda Stringer, On-The-Go-Movers
Jerry Thomas, On-The-Go-Movers
Bessie Crockett, Valencia Gardens Development
Vera Kennedy, Hunter's View Development
Cathy Marshall, Hunter's View Development
Christine Neal, Alice Griffith Development
Louise Vaughn
Jerry Abrams, 1855-15th St. Development
Jan Allen, 320-330 Clementina Development
Lydia Romero
Jewel Green, Hunter's View Development
Kathy Perry
Sharon Adams, Bernal Dwellings Development
Malik Rahim
Mary Jones, Westside Courts Development
Rosemary Ozan, Plaza East Development

13. CLOSED SESSION:

The Commission recessed for closed session at 6:10 p.m to confer with and instruct negotiators regarding a long-term contract with Dr. Shirley Thornton to serve as Executive Director, and possibly tentatively approve such a contract subject to any necessary HUD approval, pursuant to Government Code Section 54957.6.

At 6:55 p.m. the Commission reconvened and Marie Blits, Esq., stated that the report of Closed Session was as follows: "The Commission has met pursuant to Government Code Section 54957.6. The Commission has conferred with and instructed negotiators regarding a possible long-term contract with Dr. Shirley A. Thornton to serve as Executive Director."

14. ADJOURNMENT:

Commissioner Palega motioned that the meeting be adjourned in Honor of Ms. Sandra Branch and Commissioner Marshall seconded the motion. There being no further business to come before the Commission, the Regular meeting of July 27, 1995 was adjourned by Commissioner Redd at 7:00 p.m. by consensus. The next Regular meeting has been scheduled for August 10, 1995 at 440 Turk Street at 4:00 p.m.

Richard Carpeneti
President

Al Nelson
Acting Deputy Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

August 4, 1995

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PUBLIC NOTICE

The Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m. in the Commission Room on Thursday, August 10, 1995 at 440 Turk Street, San Francisco, California.

Shirley A. Thornton, Ed.D.
Interim Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

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4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY AUGUST 10, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, August 10, 1995

440 Turk Street
San Francisco, CA 94102

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1. ROLL CALL:

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

Regular meeting of Thursday, July 13, 1995
Special meeting of Monday, July 17, 1995
Special meeting of Monday, July 24, 1995
Regular meeting of Thursday, July 27, 1995

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423.

Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) Resolution - Ratifying a Purchase Order with California Hydronics Corporation for the Purchase of a Domestic Hot Water Generator for the CAL 1-18(6) Ping Yuen North Development in an Amount Not To Exceed $19,983.00

(b) Resolution - Approving Write-Off of Vacated Tenant Accounts Receivable in the Amount of $126,992.64 for the Quarter Ending March 31, 1995

(c) Resolution - Authorizing the Interim Executive Director to Increase the Encumbrance for Legal Services Provided by Lempres & Wulfsberg in the Amount of $63,034.60 to Close Out Purchase Order No. 44241 for the 1993-94 Fiscal Year

(d) Resolution - Authorizing Travel to Memphis, Tennessee to Attend the National Association of Resident Management Corporations' Sixth Annual Conference on August 16, and Authorizing Travel on August 17 and 18, 1995 to Washington, D.C. to Meet with Officials of the Department of Housing and Urban Development in an Amount Not To Exceed $2,600.00

(e) Resolution - Authorizing the Interim Executive Director to Negotiate and Enter into a Memorandum to Understanding between the San Francisco Housing Authority and the Alice Griffith Tenant's Association to Allow the Tenants at Alice Griffith to Operate the Parking Lot at Gilman and Fitch

(f) Resolution - Authorizing the Interim Executive Director to Execute an Amendment to the Hunters View Resident Management Council, Inc. (HVRMC) Contract Between the San Francisco Housing Authority and the HVRMC for Site Improvements in an Amount Not To Exceed $232,015.00 from the 1993 Comprehensive Grant Program

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

Shirley A. Thornton, Ed.D.
Interim Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Regular Meeting Held:
Thursday, August 10, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in session at 440 Turk Street, San Francisco, California on Thursday, August 10, 1995 at 4:12 p.m.

The meeting was called to order by President Carpeneti.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

A quorum was present.

ALSO PRESENT: Shirley A. Thornton, Ed.D.
Marie Corlett Blits, Esq., Deputy City Attorney, City and County of San Francisco
Debrenia L. Madison, Esq., Assistant Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Meskunas motioned to approve the Agenda and Commissioner Redd seconded the motion. The Agenda was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Lee motioned to approve the minutes of the Regular meeting held on July 13, 1995, Special meetings held July 17, 1995 and July 24, 1995, and the Regular meeting held on July 27, 1995. Commissioner Marshall seconded the motion. Commissioner Carpeneti ABSTAINED because he was not present at the aforementioned meetings. The minutes were

APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Meskunas requested that two items be added to the next Commission meeting Agenda. She said that since Tenants Accounts Receivable has been going up and the Housing Authority's eviction rate is lower than industry standards, she requested a resolution authorizing the eviction process to be contracted out. Secondly, she stated that clarification was needed whether or not the Commission was in full support of resident management. She recommended that a resolution be placed on the Agenda stating so as a matter of policy.

Commissioner Lee reiterated that people were not being evicted and that rent monies were not being collected and Commissioner Meskunas concurred. The property managers she spoke with confirmed that tenants would stay for six months or so after the eviction was reported to the Legal Department because it would be delayed for so long. Commissioner Lee inquired if the Interim Executive Director and staff were aware of this or had discussed the matter.

Dr. Shirley A. Thornton, Interim Executive Director, stated that Jim Williams, Director of Housing Management, was looking over the entire matter and that a report will be given to the Commission to show that generally, out of the seven to ten people that are slated for evictions, five will come in to pay rent monies owed. She stated that those who make it to the hearing stage of the process will either pay or the eviction will move forward. She stated that background information would be ready by the next Commission meeting.

Commissioner Redd stated that since there was a new administration, he suggested that Dr. Thornton be given time to make a determination with staff before discussing farming out, etc.

Commissioner Palega stated that he would like to see evaluations of, and a report on eviction process, the current activity status of all the resident management groups.

Commissioner Carpeneti briefly stated that he reviewed the TARS, which was up to $125,000.00. He stated that it was $500,000.00 a year and growing, and being an attorney, had a problem with the unlawful detainers being so very, very, slow. He recommended that the eviction process be farmed out. He also recommended that the resident management policy of the Commission be put on the Agenda and agreed with Commissioner Palega's request for evaluations and a report on the resident management groups.

5. REPORT OF SECRETARY:

Dr. Thornton stated that a planning grant for North Beach had been received in the amount of $400,000.00. She stated that the HOPE VI team from HUD - Washington, D.C., were

visiting the Housing Authority sites to critique and assist the Housing Authority in the planning process. The group is visiting six cities where HOPE VI is a possibility. She stated that they made it clear that they were not present to do an evaluation, but to give support, technical assistance, and to understand what the Housing Authority was trying to do. It came to her attention that there existed concerns regarding the safety of the developments and she requested that during the Report of the Secretary, she would like the Task Force to report an update at every Commission meeting. Dr. Thornton introduced the soon-to-be "Lieutenant" Sgt. Crenshaw and stated that Officer Julian Hill was also soon-to-be promoted to the rank of Sergeant.

Sgt. Crenshaw reported on the previous quarter's activities. Out of 282 arrests, 259 were adults, 23 were juveniles, and 73 were housing residents. In the Potrero District there has been a number of homicides in the past few years, and Commander Holder has directed the entire Task Force unit to make efforts to curtail the number of incidents. Within the two years there were 33 unsolved homicides, a majority of which have occurred in or around public housing. The past two months have proved successful as the Task Force only recorded two homicides.

The Task Force has continued efforts to bridge the gap between the police department and community with Operation Dream. They conducted an Easter Egg Hunt, established the first part of 1995 season with midnight basketball, attended the Mayor's educational track and field program, coordinate the Housing Authority's Job Fair, extended field trips to Yosemite, Clear Lake, Great America, and Marine World with over 300 housing children. Operation Dream has been very successful, and Sgt. Crenshaw stated that they are striving to expand and continue on the same path. He said that since a great deal of their efforts were concentrated in the Potrero District, the other developments were unpatroled. Generally, there are 25 officers to patrol 18 housing sites, so as a result, complaints were received from Housing management regarding escalating problems at Plaza East, Hayes Valley, Ping Yuen and North Beach developments. He stated that things should return to normal since the Task Force would be patrolling all of the sites again.

Commissioner Carpeneti congratulated Sgt. Crenshaw on the Task Force's success. Dr. Thornton concluded her report and Commissioner Carpeneti welcomed her once again to the San Francisco Housing Authority.

6. **COMMITTEE REPORT:**

Commissioner Carpeneti stated that there were no committee reports at this time. He said that he was away for one month and requested that Site & Design meet before the next Commission meeting and the Committee agreed to meet at 3:00 p.m. on August 24, 1995. He asked if there was going to be a Finance meeting and Commissioner Meskunas stated that she met with Barrie Stewart, Director of Finance, and they discussed the possibility of having

a Finance meeting before the last Commission meeting, however, there was nothing pending.

Commissioner Redd stated that he wanted to apologize to the Health & Safety Committee for not meeting since there was so much to accomplish, and so it was agreed to meet before the next Commission meeting.

Commissioner Carpeneti announced that he would be reorganizing all of the Committees including Commissioner Lee's Maintenance Group.

7. REPORT OF COUNSEL:

Debrenia L. Madison, Esq. stated that the Legal Department report would be submitted in writing.

8. TENANT REPRESENTATIVE REPORT:

Mr. Christine Neal, PHTA, reported that committee meetings are conducted every Wednesday, and that there would be an election held shortly. She asked for volunteers from the residents.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Star Miles, Hunters View Development
Roslyn Carter, Hunters View Development
Jewel Green, Hunters View Development
Reverend Willie Carter, Hunters View Development
Maurice Spruell, Hunters View Development
Vera Kennedy, Hunters View Development
Tei Mati, Hunters View Development
Lino Miles, Hunters View Development
Andre Williams, Westbrook Development
Christine Neal, Alice Griffith Development
Pelenise Sagote, Alice Griffith Development
Bessie Crockett, Valencia Gardens Development
Robert Noel, Esquire

Louise Vaughn
Sandra Wheatley, Accountant, HVRMC
Allen Jordan

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4502

RESOLUTION RATIFYING A PURCHASE ORDER WITH CALIFORNIA HYDRONICS CORPORATION FOR THE PURCHASE OF A DOMESTIC HOT WATER GENERATOR FOR THE CAL 1-18(6) PING YUEN NORTH DEVELOPMENT IN AN AMOUNT NOT TO EXCEED $19,983.00

WHEREAS, the existing domestic hot water generator is leaking badly and the Authority has not been able to repair the leak; and

WHEREAS, the leaking is getting progressively worse and will eventually reach a condition where the hot water generator will not function leaving all 194 apartment units without hot water; and

WHEREAS, receipt of a new replacement domestic hot water generator unit requires six (6) to eight (8) weeks delivery time after the order is placed; and

WHEREAS, the possibility of the tenants being without hot water for this length of time constitutes an emergency; and

WHEREAS, to avoid this possibility the following prices for hot water generators was solicited;

1. California Hydronics Corporation	$19,983.00
2. Control Tech	$21,285.00
3. Cornely Company	$21,895.00

WHEREAS, an order for a new hot water generator was made with California Hydronics Corporation without prior approval from the Authority Commission in an amount not to exceed $19,983.00; and

WHEREAS, funding needed for the purchase of this equipment is available in the Authority's Operating Budget for Fiscal Year 1994-95.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The purchase order with California Hydronics Corporation for the purchase of a domestic hot water generator is hereby ratified in an amount not to exceed $19,983.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

August 10, 1995
Date

Commissioner Redd motioned to adopt Resolution No. 4502 and Commissioner Kavanagh seconded the motion. Commissioner Lee stated that everything was new except for the plumbing itself. He asked if the plumbing were to be replaced, would it eliminate problems, and increase the water pressure. Mr. Tim Washington, Maintenance Operations Manager, stated that the problems with the water has been due to the City's pressure, at the point where the water comes in at the meter. In the past there had been a lot of sand filtering in, but it caused problems only on an intermittent basis. He stated that the hot water generator would not solve that problem, but would reducify the hot water to the 194 rental units. Commissioner Lee asked about the cold water pressure and Mr. Washington stated that the cold water pumps worked, although sand filtering in contributed to the decrease in water pressure. In conjunction with the Water Department, the sand was blown out to correct the problem when it occurred.

Mr. Washington stated that to date the sand and water pressure problems have not reoccurred in over a year.

Commissioner Carpeneti stated that this funding had already been spent to prevent the residents from lacking hot water from six to eight weeks and Mr. Washington concurred that it had been an emergency. Mr. Washington stated that there was a long lead time to purchase a new hot water generator and they had not been successful in fixing the leaking one. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4502 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 4503

RESOLUTION APPROVING WRITE-OFF OF VACATED TENANT ACCOUNTS RECEIVABLE IN THE AMOUNT OF $126,992.64 FOR THE QUARTER ENDING MARCH 31, 1995

WHEREAS, HUD Handbook 7511.1 Chapter 11, Section 1 details procedures relative to the write-off of Tenant Accounts Receivables and the San Francisco Housing Authority has complied with these procedures; and

WHEREAS, the handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by the Board of Commissioners; and

WHEREAS, the Board of Commissioners is authorized by Resolution No. 2784, dated February 27, 1986, to write-off vacated accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The vacated accounts are approved for write-off as follows:

   For the second quarter of Fiscal Year 1994-1995 Debit Balances of $126,992.64.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

August 10, 1995
Date

Commissioner Marshall motioned to adopt Resolution No. 4503 and Commissioner Redd seconded the motion. Commissioner Redd asked if all avenues had been exhausted in trying to resolve this write-off. Mr. Jim Williams, Director of Housing Management, stated that all efforts would never be exhausted. He explained that at most housing authorities, the resident write-offs are contracted out to recoup monies. Once the monies are written off, the accounts are forwarded through to the National Tenant Network. When any formerly evicted resident puts in another application at any other housing authority or property management firm, the former uncollected balances show up on the credit report and have to be reconciled before the resident can lease any other property. Commissioner Carpeneti stated that the process is so slow in acting upon these evictions that it is less likely that the monies owed are collected. Mr. Williams stated that if the rent is not paid or posted by the 14th day of month, a 14-day notice is automatically generated. If rent is not paid by the end of that 14-day period, then a 3-day notice is generated. Commissioner Carpeneti stated that in private housing only a 3-day notice is issued so in effect, approximately a month is given to the housing residents. Mr. Williams stated that the policy was in the process of being revised and the new policy would reflect a 3-day notice to be issued if rent was not posted by the 14th day. He also stated that the Authority now goes through the court-stipulated agreements since the residents were not abiding by the agreements issued through property offices.

Commissioner Lee asked if the new language would be in the new lease agreements. Mr. Williams stated that in the new lease, the language will be a based on the rent collection policy and procedures and the specific language was not in the lease itself.

Dr. Thornton requested that a summary sheet be placed on the top of the lease documents so that the residents would be able to clearly understand what they were being asked to be responsible for. The vote was:

AYES:	Richard Carpeneti, President Hadie Redd, Vice President Barbara R. Meskunas, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAYS:	None

Resolution No. 4503 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 4504

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE FOR LEGAL SERVICES PROVIDED BY LEMPRES &

WULFSBERG IN THE AMOUNT OF $63,034.60 TO CLOSE OUT PURCHASE ORDER NO. 44241 FOR THE 1993-94 FISCAL YEAR

WHEREAS, the Health and Safety Code, section 34279 authorizes the Housing Authority of the City and County of San Francisco ("SFHA") to employ its own counsel and legal staff; and

WHEREAS, there were several legal matters pending in the City and County of San Francisco involving SFHA; and

WHEREAS, the SFHA required additional legal assistance to adequately defend its interest in these cases; and

WHEREAS, through the competitive solicitation process (RFQ #034-93), the firm of Lempres & Wulfsberg was selected to represent the SFHA on various contract litigation matters in progress; and

WHEREAS, the matter of Ultrex v. SFHA (Sup. Ct. No. 952 019) which was assigned to this firm has been concluded, however, the work was performed during the previous fiscal year and the funds have been exhausted; and

WHEREAS, an additional $63,034.60 is needed to pay for those services, and to close out P.O. No. 44241 for the 1993-94 fiscal year; and

WHEREAS, funding is available from the Comprehensive Grant Program, 1993; and

WHEREAS, payment of the additional fees have been authorized by HUD via letter dated July 26, 1995.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to increase the encumbrance for legal services provided by Lempres and Wulfsberg in the amount of $63,034.60 to close out P.O. No. 44241 for the 1993-94 fiscal year.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

August 10, 1995
Date

Commissioner Redd motioned to adopt Resolution No. 4504 and Commissioner Marshall seconded the motion. There was no discussion on the motion. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4504 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 4505

RESOLUTION AUTHORIZING TRAVEL TO MEMPHIS, TENNESSEE TO ATTEND THE NATIONAL ASSOCIATION OF RESIDENT MANAGEMENT CORPORATIONS' SIXTH ANNUAL CONFERENCE ON AUGUST 16 AND AUTHORIZING TRAVEL ON AUGUST 17 AND 18, 1995 TO WASHINGTON, D.C. TO MEET WITH OFFICIALS OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN AN AMOUNT NOT TO EXCEED $2,600.00

WHEREAS, The National Association of Resident Management Corporations (NARMC) will hold its Sixth Annual Conference in Memphis, Tennessee on August 12 through August 17, 1995; and

WHEREAS, the 1995 Conference will offer a series of educational workshops on Economic Development, Resident Initiatives, Financial Management, and Entrepreneurship; and

WHEREAS, the San Francisco Housing Authority is a member of NARMC; and

WHEREAS, the Department of Housing and Urban Development (HUD) in Washington, D.C. has asked Dr. Thornton to meet with Gloria Cousar, Director of Troubled Housing Recovery Agency, on August 17 and 18 for a follow-up meeting to the site meeting conducted by Ms. Cousar on July 13, 1995; and

WHEREAS, the Authority deems that the attendance of Interim Executive Director Dr. Shirley A. Thornton at this NARMC conference for one day on August 16 and the meeting with HUD on

August 17 and 18, 1995 is essential to the conduct of its low rent operations; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Dr. Shirley A. Thornton be authorized to travel to Memphis, Tennessee and Washington, D.C. for the purpose of attending the aforementioned conference and meeting.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

August 10, 1995
Date

Commissioner Redd motioned to adopt Resolution No. 4505 and Commissioner Palega seconded the motion. There was no discussion on the motion. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4505 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 4506

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN

FRANCISCO HOUSING AUTHORITY AND THE ALICE GRIFFITH TENANT'S ASSOCIATION TO ALLOW THE TENANTS AT ALICE GRIFFITH TO OPERATE THE PARKING LOT AT GILMAN AND FITCH

WHEREAS, the San Francisco Housing Authority wishes to promote and endorse economic development opportunities for the tenants that live in public housing; and

WHEREAS, the Alice Griffith Tenant's Association is the duly elected representative group of the tenants at the Alice Griffith Housing Development; and

WHEREAS, the Alice Griffith Tenant Association and the San Francisco Housing Authority have written a draft Memorandum of Understanding that allows the tenants association to hold the lease to the lot on Gilman and Fitch and to hire a parking consultant to manage the parking lot and to train the tenants in parking management.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute a Memorandum of Understanding between the San Francisco Housing Authority and the Alice Griffith Tenant's Association at 10 Cameron Way, to allow the Tenants at Alice Griffith to operate the parking lot at Gilman and Fitch, and

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

August 10, 1995
Date

Commissioner Lee motioned to adopt Resolution No. 4506 and Commissioner Palega seconded the motion. There was no discussion on the motion. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4506 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. __

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE AN AMENDMENT TO THE HUNTERS VIEW RESIDENT MANAGEMENT COUNCIL, INC. (HVRMC) CONTRACT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE HVRMC FOR SITE IMPROVEMENTS IN AN AMOUNT NOT TO EXCEED $232,015.00 FROM THE 1993 COMPREHENSIVE GRANT PROGRAM

WHEREAS, the San Francisco Housing Authority wishes to promote and endorse resident management opportunities for the residents that live in public housing; and

WHEREAS, the Hunter's View Resident Management Council, Inc. is the duly elected representative group of the Hunter's View Development; and

WHEREAS, on November 11, 1993 the Authority entered into a Memorandum of Understanding (MOU) with the Hunters View Resident Management Council, Inc. (HVRMC); and

WHEREAS, this MOU set forth a commitment for the Authority in every way practical to assist the HVRMC so that it can as expeditiously as possible demonstrate its ability to manage public housing effectively and efficiently and enter into management service contracts; and

WHEREAS, HUD provided funding to do a Master Plan and identify management of site improvements necessary at Cal 1-18(3), Hunters View; and

WHEREAS, funding for these site improvements was provided in the 93 Comprehensive Grant Program; and

WHEREAS, on June 9, 1994, the Commission adopted resolution number 4268, authorizing the Executive Director to award a contract for a portion of the landscaping work in an amount not to exceed $623,000; and

WHEREAS, the HVRMC has completed the work under the basic contract and submitted a proposal to do additional landscaping work in an amount not to exceed $232,015.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING

AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute an amendment to the Hunters View Resident Management Council, Inc. (HVRMC) contract between the San Francisco Housing Authority and the HVRMC, under the conditions indicated in the amendment.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Debrenia F. Madison
Assistant Legal Counsel

_____
Date

Commissioner Carpeneti motioned to continue Resolution No. (f) and Commissioner Lee seconded the motion. Commissioner Meskunas asked if the motion was debatable and Marie Blits, Esq. stated that it was. Commissioner Redd stated that he supported the continuance of this resolution so that the staff would have a chance to review and discuss Resolution No. (f) with the HVRMC. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: Barbara R. Meskunas, Commissioner

Resolution No. (f) was CONTINUED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Christine Neal, Alice Griffith Development
Kevin Robinson, President - Alemany Resident Management Corporation
Jewel Parker
Bessie Crockett, Valencia Gardens Development
Vera Kennedy, Hunters View Development

Joe Thomas, 25 Sanchez Street Development
Malik Rahim
Kim Simmons
Margaret Verges
Jewel Green, Hunters View Development
Louise Vaughn

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

There being no further business to come before the Commission, the Regular meeting of August 10, 1995 was adjourned by Commissioner Carpeneti at 6:45 p.m. by consensus. The next Regular meeting has been scheduled for August 24, 1995 at 440 Turk Street at 4:00 p.m.

Richard Carpeneti
President

Shirley A. Thornton, Ed.D.
Interim Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

August 18, 1995

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PUBLIC NOTICE

The Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m. in the Commission Room on Thursday, August 24, 1995 at 440 Turk Street, San Francisco, California.

During the Regular meeting, the Commission will adjourn to Executive Session to meet in a closed session to confer with Legal Counsel on the existing litigation of Housing Authority for the City and County of San Francisco v. ED2 International, San Francisco Superior Court Case No. 951798.

Shirley A. Thornton, Ed.D.
Interim Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY AUGUST 24, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, August 24, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

Re-appointment of Commissioners Kavanagh and Marshall

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) Resolution - Authorizing the Interim Executive Director to Enter into a Contract with CST Environmental Inc. to Provide Abatement Services for Asbestos Containing Building Materials (ACM) at CAL 1-27, 350 Ellis Street Development, in an Amount Not to Exceed $45,692.00

(b) Resolution - Authorizing the Interim Executive Director to Enter into a Contract with Sterling Environmental Corporation to Provide Abatement Services for Asbestos Containing Building Materials (ACM) at CAL 1-11, North Beach Development, in an Amount Not to Exceed $195,936.00

(c) Resolution - Approving the Operating Budget Revision #1 for the Period October 1, 1994 to September 30, 1995 Covering Low Income Developments Under Contract SF-255

(d) Resolution - Authorizing the the Submission of a Revised Application to the U.S. Department of Housing and Urban Development (HUD) for HOPE VI Plus Implementation Grant Funding for Potrero Terrace Development, CAL 1-2, Potrero Annex Development, CAL 1-10, and Hayes Valley North and South Dvelopment CAL 1-18(7)

(e) Resolution - On Resident Management Policy Pursuant to Title 24 of the Code of Federal Regulations, Part 964

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

During the Regular meeting, the Commission will adjourn to Executive Session to meet in a closed session to confer with Legal Counsel on the existing litigation of Housing Authority for the City and County of San Francisco v. ED2 International, San Francisco Superior Court Case No. 951798.

14. ADJOURNMENT:

Shirley A. Thornton, Ed.D.
Interim Secretary/Executive Director

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HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Regular Meeting Held:
Thursday, August 24, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in session at 440 Turk Street, San Francisco, California on Thursday, August 24, 1995 at 4:08 p.m.

The meeting was called to order by President Carpeneti.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

A quorum was present.

ALSO PRESENT: Shirley A. Thornton, Ed.D., Interim Executive Director
Marie Corlett Blits, Esq., Deputy City Attorney, City and County of San Francisco
Debrenia F. Madison, Esq., Assistant Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Meskunas motioned to approve the Agenda and Commissioner Redd seconded the motion. The Agenda was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Meskunas motioned to approve the Minutes and Commissioner Marshall seconded the motion. Commissioner Carpeneti asked that the Minutes of the Regular meeting of August 10, 1995 be amended to reflect his request to have the items regarding the Hunters View RMC and evictions be on the Agenda for this Commission meeting. Commissioner Meskunas motioned to approve the Minutes as amended and Commissioner

Carpeneti seconded the motion. The Minutes were UNANIMOUSLY APPROVED as AMENDED.

4. GENERAL COMMUNICATIONS:

Commissioner Carpeneti stated that on August 17, 1995, Mr. Henry Cisneros, Secretary of Housing and Urban Development, met in San Francisco at Mayor Frank Jordan's office with Dr. Thornton, and Mr. Art Agnos, Secretary's Representative - U.S. Department of Housing & Development, and former Mayor. Previously, a team from HUD visited sites at Potrero Hill, Sunnydale, Alemany, Robert B. Pitts and the Plaza East Development. While visiting, Secretary Cisneros stated that he had personally witnessed a drug deal, was appalled by the garbage and graffiti at the developments, and was concerned with the Housing Authority's eviction process. Commissioner Carpeneti stated that he felt a strong message from HUD that the Housing Authority could be in danger of losing some or all of the HOPE VI funding. One of the things HUD was concerned about was that the housing stock, when compared to other cities, wasn't all that bad, but nonetheless had a bad rating. Secondly, property has not been managed as well as it should. A warning from Secretary Cisneros stated that the Housing Authority should focus more on taking care of the housing properties. Secretary Cisneros specifically mentioned the subject of evictions and that the Housing Authority's TARS was very high which meant that collection of monies wasn't fast and aggressive enough from the overdue residents. Another issue was that people who were not on the leases, and committing crimes in the developments, were not being evicted. Secretary Cisneros reminded the Commission that under safe housing provisions of the Federal Government, the Housing Authority can give safe housing to residents who cooperate with the authorities in reporting crimes taking place on Housing Authority properties. Commissioner Carpeneti stated that Dr. Thornton received a letter from Gary Albright, District Inspector for Audit, regarding efforts being made to keep criminals out of public housing, focusing on tenant screening and eviction practices.

Commissioner Carpeneti stated that Secretary Cisneros specifically mentioned the Jeff Branner situation and he stated to the Secretary that as a citizen, Mr. Branner had a right to be anywhere he chose to be, however, there was a warning as to whom the Commission was dealing with.

5. REPORT OF SECRETARY:

Dr. Thornton congratulated and then announced the reappointment of Commissioners Thelma Kavanagh and Juanita D. Marshall.

REAPPOINTMENT OF COMMISSIONERS:

Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

Dr. Thornton confirmed that copies of certified documents from the office of Mayor Frank M. Jordan were received relating to the reappointment of Thelma Kavanagh and Juanita D. Marshall. Commissioner Meskunas moved that the documents be accepted and filed for Thelma Kavanagh and Commissioner Lee seconded the motion. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

The vote was APPROVED.

Commissioner Carpeneti moved that Commissioner Thelma Kavanagh be reseated as a member of the San Francisco Housing Authority Commission and Commissioner Lee motioned the motion. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

The vote was APPROVED.

Commissioner Kavanagh thanked the Commission and stated that she would do her very best in all ways that she could.

Commissioner Meskunas moved that the documents be accepted and filed for Juanita D. Marshall and Commissioner Lee seconded the motion. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

The vote was APPROVED.

Commissioner Meskunas moved that Commissioner Juanita D. Marshall be reseated as a member of the San Francisco Housing Authority Commission and Commissioner Redd motioned the motion. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

The vote was APPROVED. Commissioner Marshall stated that she felt quite honored to be a commissioner for two years and that she would do her best.

Dr. Thornton announced that Mr. Michael Porter, Security Supervisor, would give a report on safety. Mr. Porter stated that the Sun Reporter, in an article dated August 24, 1995, honored some of the young people of public housing who have taken part in an athletic educational program run by Officer Billy Ray Smith, S.F.P.D. Housing Task Force. They have been competing all over the country and have been successful.

There were 9 respondents to the the Security RFP. The findings have not yet been tallied. Panel reviews will be conducted shortly with two members of the senior developments on the panel as well as an S.F.P.D. officer. Then they will report on the findings and make a recommendation to the Commission.

Mr. Porter congratulated Housing Task Force Officers Kit Crenshaw, who was promoted from Sergeant to Lieutenant, and Officer Julian Hill who was promoted to Sergeant.

Operation Dream, a non-profit organization originated by police officers on the Housing Task Force, sponsored a BBQ from 11:00 a.m. to 3:00 p.m. on August 26, 1995 at Potrero Hill.

Commissioner Lee inquired if the contract had any provisions to retain residents who are on staff. Mr. Porter stated that provisions in the RFP state to the extent possible, all residents presently employed by the Housing Authority shall be reviewed by the prospective vendor and brought on as staff if that employee meets the vendor's qualifications and standards.

6. COMMITTEE REPORT:

Commissioner Carpeneti stated that all three committees met on Monday, August 21, 1995. Commissioner Redd reported that the Health & Safety did not have a meeting for quite some

time. Ms. Barbara Smith, Director of Housing Development, updated the situation on the Valencia Gardens Development gates and distributed a status report on the matter. Commissioner Lee asked why the Housing Authority was going to wait for the contractors' to return to make the corrections and why weren't the gates designed better. Ms. Smith stated that the quality of the work was just not there.

Mr. Tom Murray, Modernization Manager, stated that under the warranty, the contractor has to be given the time to repair the gates. Commissioner Palega expressed concern about the inspection of the gates after the construction was completed and that staff wasn't involved enough to have the gates repaired right away. He stated that if one of the gates had fallen on a child, the Housing Authority would be totally liable. Mr. Murray stated that the gates did not fall from the original construction, but from the last construction done, three months prior. Commissioner Carpeneti requested that the gates be put on the next Site and Design Agenda.

Commissioner Redd stated that Mr. Porter reported on the resource centers during the Health & Safety meeting and asked for an update on that and abandoned automobiles. Mr. Porter stated that during the Health & Safety meeting they discussed the progress, or lack thereof, on the resource centers at Alice Griffith Development. Two sites have burned down at Alice Griffith Development and since then, a search for a third site has continued. Mr. Porter has met with the North Beach Tenants Association and Potrero Hill Development in an effort to move forward on the resource centers. Property managers are going to be forwarding information on abandoned automobiles to Mr. Porter on a weekly basis and an attempt to track the vehicles. He stated that a letter will be sent to the Department of Parking & Traffic Control, since they, not S.F.P.D., have the responsibility of actually towing the abandoned vehicles. A discussion ensued on establishing the proper process for dealing with the abandoned cars.

Commissioner Meskunas stated that the Finance Committee met prior to the Regular meeting and reported on the recision bill passed by Congress. An appropriations bill going before the Senate in September, 1995 would mean an approximate $3.5 million cut from the Housing Authority's operating budget. With modernization funding, HOPE VI, and drug elimination programs being eliminated, she urged that measures be taken to dissuade Congress from passing that bill as the effects could be devastating. A written report from the Director of Finance was distributed at the meeting. Resolution No. 4509 on today's Agenda was recommended to the Board for adoption. Status reports were given on the independent audit. One audit finding was closed which was in regard to the inter-fund transfers. Also given was the Independent Auditor's findings on Housing operations and the RMC evaluation for Hunters View Development. Financial reports were given to the Finance Committee and there were discussions on Tenants' Accounts Receivable (TARS).

Commissioner Carpeneti reiterated that with the elimination of HOPE VI and drug elimination programs, and urged that the Commission, staff, and residents work together because things

were going to get worse.

Commissioner Carpeneti reported that the Site & Design Committee met today before the Regular meeting and discussed the eviction process. He said that it was necessary to lower the TARS and to begin an aggressive campaign of evicting persons that do not belong in the properties. The Committee reviewed Resolution Nos. 4508 and 4510 on today's Agenda and recommended that both be adopted. The next Site & Design meeting is scheduled for 3:00 p.m., prior to the Regular meeting of September 14, 1995.

7. REPORT OF COUNSEL:

Debrenia F. Madison, Esq., stated that Legal Counsel had no new matters to report, other than the request to adjourn to Executive Session to meet in a closed session to confer on the existing litigation of Housing Authority for the City and County of San Francisco v. ED2 International, San Francisco Superior Court Case No. 951798.

8. TENANT REPRESENTATIVE REPORT:

There were no Tenant Representative reports given at this time.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Jan Allen, Clementina Towers
Jewel Green, Hunters View Development
Peter Byrne
Margaret Verges
Malik Rahim

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4507

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH CST ENVIRONMENTAL INC. TO PROVIDE ABATEMENT SERVICES FOR ASBESTOS CONTAINING BUILDING MATERIALS (ACM) AT CAL 1-27, 350 ELLIS STREET DEVELOPMENT, IN AN AMOUNT NOT-TO-EXCEED $45,692.00

WHEREAS, in June 1995, the Authority solicited bids from qualified Asbestos Abatement Contractors to remove asbestos containing building materials (ACM) and replace them with non-ACM products at CAL 1-27, 350 Ellis Street housing development; and

WHEREAS, three (3) proposals were received and CST Environmental Inc. was identified as the lowest responsive bidder; and

WHEREAS, the Authority recognizes the need for the removal of badly damaged ACM, since these materials pose a potential hazard to residents and/or employees; and

WHEREAS, unless this Resolution is approved the Authority will be unable to eliminate damaged, friable (easily crushed) ACM in a prompt manner in accordance with statutory requirements; and

WHEREAS, funding is available within the 1992 Comprehensive Grant Program budgets.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute an Contract with CST Environmental Inc. to provide abatement services for asbestos containing building materials at CAL 1-27, 350 Ellis Street housing development for an amount not-to-exceed $45,692.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

August 24, 1995
Date

Commissioner Redd motioned to adopt Resolution No. 4507 and Commissioner Marshall seconded the motion. Commissioner Lee asked whether or not there had been a thorough check on all of the asbestos throughout the complex. Mr. Rich McGuire, Industrial Hygienist - Housing Development, stated that had been completed in September, 1994. Commissioner Lee asked what the findings were inside the units, and Mr. McGuire replied that there was just floor tile, which was in good condition. A discussion ensued on the asbestos work in the complex. Commissioner Lee requested a report on 350 Ellis and individual unit pricing estimates.

Commissioner Redd requested that the contractors doing work for the Housing Authority be fully covered by insurance so that there would be no future problems. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4507 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 4508

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH STERLING ENVIRONMENTAL CORPORATION TO PROVIDE ABATEMENT SERVICES FOR ASBESTOS CONTAINING BUILDING MATERIALS (ACM) AT CAL 1-11, NORTH BEACH DEVELOPMENT, IN AMOUNT NOT-TO-EXCEED $195,936.00

WHEREAS, in June 1995, the Authority solicited bids from qualified Asbestos Abatement Contractors to remove asbestos containing building materials (ACM) and replace them with non-ACM products at the North Beach Development; and

WHEREAS, five (5) proposals were received and Sterling Environmental Corporation was identified as lowest responsible bidder; and

WHEREAS, the Authority recognizes the need for the removal of badly damaged ACM, since these materials pose a potential hazard to residents and/or employees; and

WHEREAS, unless this Resolution is approved the Authority will be unable to eliminate damaged,

friable (easily crushed) ACM in a prompt manner in accordance with statutory requirements; and

WHEREAS, funding is available within the 1992 Comprehensive Grant Program budgets.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute a Contract with Sterling Environmental Corporation to abate asbestos containing building materials at the North Beach housing development for an amount not-to-exceed $195,936.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

August 24, 1995
Date

Commissioner Palega motioned to adopt Resolution No. 4508 and Commissioner Lee seconded the motion. There was no discussion on the Resolution. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4508 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 4509

RESOLUTION APPROVING THE OPERATING BUDGET REVISION #1 FOR THE PERIOD OCTOBER 1, 1994 TO SEPTEMBER 30, 1995 COVERING LOW INCOME DEVELOPMENTS UNDER CONTRACT SF-255

WHEREAS, there is attached hereto and marked Exhibit "A," the Budget in summary form for the Low Income Housing Program Operating Budget Revision #1 for the period of October 1, 1994 through September 30, 1995; and

WHEREAS, the Commission has reviewed the aforementioned budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority to serve low income families; and Whereas, the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of amounts payable under the provisions of the current Performance Funding System regulations; and Whereas, all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the requirements of Section 9 (b) of the U.S. Housing Act and of Section 960.407 of 24 CFR Part 960 in that the aggregate annual gross rent of families residing in dwelling units for the fiscal year beginning October 1, 1994 will not be less than that amount equal to 30 percent of the sum of the "Family Income;" and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the annual income reexaminations requirements and that rents have been or will be adjusted in accordance with 24 CFR Part 913; and

WHEREAS, the San Francisco Housing Authority certifies that no PHA employee reflected in this budget serving in a variety of positions will exceed 100 percent allocation of his/her time.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the budget marked Exhibit "A" attached hereto is hereby approved for submission to HUD Area Office.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

August 24, 1995
Date

Commissioner Redd motioned to adopt Resolution No. 4509 and Commissioner Marshall seconde the motion. Commissioner Palega asked if staff was going to be effected by this resolution and Mr. Barrie Stewart, Director of Finance, stated that they would not be. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4509 was UNANIMOUSLY ADOPTED. (Exhibit "A" is filed in the Formal Minutes.)

(d) RESOLUTION NO. 4510

RESOLUTION AUTHORIZING THE SUBMISSION OF A REVISED APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR HOPE VI PLUS IMPLEMENTATION GRANT FUNDING FOR POTRERO TERRACE DEVELOPMENT CAL 1-2, POTRERO ANNEX DEVELOPMENT, CAL 1-10, AND HAYES VALLEY NORTH AND SOUTH DEVELOPMENT CAL 1-18(7)

WHEREAS, the U.S. Secretary of Housing and Urban Development invited the San Francisco Housing Authority (Authority) to apply for an Urban Revitalization Demonstration Program (HOPE VI) Implementation Grant Application for up to $49,600,000; and

WHEREAS, the Authority prepared and submitted a grant application to HUD on April 17, 1995; and

WHEREAS, the Authority was notified on June 29, 1995, that it was one of six finalists for the new HOPE VI Implementation Funds; and

WHEREAS, HUD sent a Review Team to meet with the Authority to discuss issues and concerns regarding the grant application and federal funding constraints; and

WHEREAS, because of severe funding constraints of federal funding, HUD's Review Team recommended that the Authority include Hayes Valley in the revised HOPE VI Plus Application, because of the readiness of the planned redevelopment at Hayes Valley; and

WHEREAS, the Authority had previously approved Resolution #4493 on July 13, 1995, authorizing

the Executive Director to submit a Public Housing Development Application to HUD for development funding in the amount; and

WHEREAS, the Authority had previously approved Resolution #4485 on June 22, 1995, authorizing the Interim Executive Director to submit to HUD the Hayes Valley Amended DDA Replacement Housing Plan; and

WHEREAS, the Authority had previously approved Resolution #4418 on February 9, 1995, authorizing the Executive Director to submit to HUD the Hayes Valley Demolition/Disposition Application; and

WHEREAS, the Authority had previously approved Resolution #4348 on October 13, 1994, authorizing the Executive Director to enter into a Disposition/Development Agreement and a Land Lease Agreement; and

WHEREAS, the San Francisco Board of Supervisors unanimously agreed to approve a Section 108 Loan to the Hayes Valley development in an amount not to exceed five million dollars; and

WHEREAS, the San Francisco Planning Commission unanimously approved the Hayes Valley Conditional Use Application and the Environmental Review process; and

WHEREAS, the California Tax Credit Committee approved the Hayes Valley Tax Credit Application.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The Interim Executive Director is authorized to submit a revised HOPE VI Implementation Grant Application to the U.S. Secretary of Housing and Urban Development, consistent with HUD direction and requirements.

2. The revised HOPE VI Implementation Grant Application includes Potrero and Hayes Valley in the resubmission.

3. This Resolution shall take effect immediately

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

August 24, 1995
Date

Commissioner Meskunas motioned to adopt Resolution No. 4510 and Commissioner Marshall seconded the motion. Commissioner Palega stated that as he understood it, the Housing Authority had already received the HOPE VI funding. Ms. Barbara Smith, Director of Housing Development, stated that the Housing Authority was one of six finalists for the HOPE VI funds, but had not received that particular funding. Only the planning grant of $400,000.00 had been received to date.

Commissioner Meskunas stated that HOPE VI funding had been received for Plaza East and Bernal Developments, and that the $49 million HOPE VI implementation funding applied for, was for North Beach and Potrero Hill Developments. The amendment to the application also included Hayes Valley North and South Developments so that those two developments would most likely be funded before Potrero Hill Development.

Ms. Smith stated that HUD expressed that the only way that the Housing Authority would be able to fund Hayes Valley and a portion of Portrero would be to revise the application that was sent in. She stated that it still did not guarantee that the funding would be received but that HUD no longer had the funds that it did previously and it was unlikely that any HOPE VI funds would be forthcoming from HUD in the future.

Commissioner Palega stated that he understood $500,000.00 had been spent on architectural drawings. Ms. Smith stated that very little had been spent on drawings but funds had been obligated for Bernal Dwellings and Plaza East, to cover design through construction. A discussion ensued regarding construction details.

Commissioner Lee asked if Ms. Smith knew the specific dollar amount, and she replied that Housing Development had been working on the amounts designated. Approximately $44 million was being applied for. Also, the amount had increased for community and support services from $1.1 to $3 million. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4510 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 4511

RESOLUTION ON RESIDENT MANAGEMENT POLICY, PURSUANT TO TITLE 24 OF

THE CODE OF FEDERAL REGULATIONS, PART 964

WHEREAS, the Board of Commissioners of the San Francisco Housing Authority (SFHA) wishes to acknowledge the United States Department of Housing and Urban Development ("HUD") policy on resident management as it is currently stated in Title 24 of the Code of Federal Regulations ("CFR"), Part 964 "Tenant Participation And Tenant Opportunities in Public Housing;"

WHEREAS, "[i]t is HUD's policy to encourage resident management. HUD encourages [Housing Authorities, "HAs"], resident councils and resident management corporations to explore the various functions involved in management to identify appropriate opportunities for contracting with a resident management corporation. Potential benefits of resident-managed entities include improved quality of life, experiencing the dignity of meaningful work, enabling residents to choose where they want to live, and meaningful participation in the management of the housing development." [*24 CFR § 964.15*];

WHEREAS, "the form and extent of resident participation including resident management are local decisions to be made jointly by resident councils/resident management corporations and their HAs," subject to the requirements of Part 964, the ACC, and applicable statutes and regulations. "HUD will promote tenant participation and tenant opportunities programs, and will provide additional guidance, as necessary and appropriate. In addition, HUD will endeavor to provide technical assistance in connection with these initiatives." [*24 CFR § 964.16*];

WHEREAS, a Housing Authority ("HA") "shall officially recognize a duly elected resident council as the sole representative of the residents it purports to represent, and support its tenant participation activities. . . . The HA and resident council shall put in writing in the form of a Memorandum of Understanding the elements of their partnership agreement. . . ."
[*24 CFR § 964.18*];

WHEREAS, all programs under 24 CFR Part 964 must be conducted and administered in full compliance with specified Civil Rights laws, and with all other Federal laws, executive orders, regulations and policies. [*24 CFR § 964.30*];

WHEREAS, "[t]he role of a resident council is to improve the quality of life and resident satisfaction and participate in self-help initiatives to enable residents to create a positive living environment for families living in public housing. Resident councils may actively participate through a working partnership with the HA to advise and assist in all aspects of public housing operations." [*24 CFR § 964.100*];

WHEREAS, a jurisdiction-wide resident council can be formed, which "may advise the Board of Commissioners and Executive Director in all areas of HA operations, including but not limited to occupancy, general management, maintenance, security, resident training, resident employment, social services and modernization priorities." [*24 CFR § 964.105*];

WHEREAS, HUD provides the requirements for a resident council. A resident council shall have a voting membership of residents named on a lease, who are 18 years of age or older or who are heads of a household (any age). A resident council must adopt written procedures such as by-laws which provide for regular elections for a democratically elected board, and which provide a defined recall procedure. [*24 CFR § 964.115*];

WHEREAS, HUD provides the requirements for a resident management corporation. A resident management corporation must consist of residents residing in public housing and have each of the following characteristics in order to receive official recognition by the HA and HUD:

(a) It shall be a non-profit organization;

(b) It may be established by more than one resident council, so long as each such council approves the establishment of the corporation and has representation on the Board of Directors;

(c) It shall have regular elections and an elected Board of Directors;

(d) Its by-laws shall require the Board of Directors to include resident representatives of each resident council, and the by-laws shall include qualifications to run for office, frequency of elections, procedures for recall, and term limits if desired;

(e) Its voting members shall be residents whose name appears on a lease, who are 18 years of age or older or who are heads of households (any age);
. . . . ; and,

(g) It may serve as both the resident management corporation and the resident council, so long as the corporation meets the requirements for a resident council.
[*24 CFR § 964.120*];

WHEREAS, *(a)* "Resident management corporations (RMCs) may contract with HAs to perform one or more management functions provided the resident entity has received sufficient training and/or has staff with the necessary expertise to perform the management functions and provided the RMC meets bonding and licensing requirements. *(b)* Residents shall be actively involved in a HA's decision-making process and give advice on matters such as modernization, security, maintenance, resident screening and selection, and recreation. . . . . ; and, *(d)* A HA shall work in partnership with the duly elected resident councils." [*24 CFR § 964.135*];

WHEREAS, HUD provides for funding of resident councils and jurisdiction-wide resident councils. "Where both local and jurisdiction-wide councils exist, the distribution will be agreed upon by the HA and the respective councils. . . . Funding . . . . may be made only under a written agreement between the HA and a resident council, which includes a resident council budget and assurances that all resident council expenditures will not contravene provisions of law and will promote serviceability,

efficiency, economy and stability in the operation of the local development. The agreement must require the local resident council to account to the HA for the use of the funds and permit the HA to inspect and audit the resident council's financial records related to the agreement." [*24 CFR 964.150*];

WHEREAS, "[a]ctivities to be funded and carried out by an eligible resident council or resident management corporation [under 24 CFR § 964.200 - 964.230], must improve the living conditions and public housing operations and may include any combination of, but are not limited to, the following: *(1)* Resident Capacity Building . . . . , *(2)* Resident Management. . . . , *(3)* Resident Management Business Development. . . . , *(4)* Social Support Needs (Such as Self-Sufficiency and Youth Initiatives). . . . , *(5)* Home ownership Opportunity. . . . , *(6)* Required training on HUD regulations and policies, capacity building to develop the necessary skills to assume management responsibilities at the project and property management, training on purchasing, training in accessing other funding sources, and hiring trainers or other experts.
[*24 CFR § 964.205*];

WHEREAS, "[i]f a resident council or resident management corporation seeks to manage a development, it must select, in consultation with the HA, a qualified housing management specialist to assist in determining the feasibility of, and to help establish, a resident management corporation and to provide training and other duties in connection with the daily operations of the project." [*24 CFR § 964.220*];

WHEREAS, "[t]he following requirements apply when a HA and its residents are interested in providing for resident performance of several management functions in one or more projects."

> *(a)* Resident councils interested in contracting with a HA must establish a resident management corporation that meets the requirements for such a corporation. The RMC and its employees must demonstrate their ability and skill to perform in the particular areas of management pursuant to the management contract.
>
> *(b)* HAs shall give full and serious consideration to resident management corporations seeking to enter into a management contract with the HA. A HA shall enter into good-faith negotiations with a corporation seeking to contract to provide management services. . . .
>
> *(d)* A management contract between the HA and a resident management corporation is required for property management.
>
> *(e)* The management contract shall be treated as a contracting out of services, and must be subject to any provision of a collective bargaining agreement regarding the contracting out of services to which the HA is subject. Provisions on competitive bidding and requirements of prior written HUD approval of contracts contained in the ACC do not apply to the decision of a HA to contract with a RMC. . . . .

(g) The HA may enter into a contract with the RMC to provide comprehensive improvement assistance under Part 968 of this Chapter to modernize a project managed by the RMC.

(h) "Prohibited activities. A HA may not contract for assumption by the resident management corporation of the HA's underlying responsibilities to HUD under the ACC."

(I) "Bonding and Insurance. Before assuming any management responsibility under its contract, the RMC must provide fidelity bonding and insurance, or equivalent protection that is adequate (as determined by HUD and the HA) to protect HUD and the HA against loss, theft, embezzlement, or fraudulent acts on the part of the resident management corporation or its employees."

(k) "Monitoring of RMC Performance. The HA must review periodically (but not less than annually) the management corporation's performance to ensure that it complies with all applicable requirements and meets agreed-upon standards of performance. . . ."
[*24 CFR § 964.225*]

WHEREAS, "[r]esident management corporations who have entered into a contract with a HA with respect to management of a development(s) must comply with the requirements of [Office of Management and Budget, "OMB"] Circulars A-110 and A-122, as applicable. Resident management corporations managing a development(s) must be audited annually by a licensed certified public accountant, designated by the corporation, in accordance with generally accepted government audit standards. A written report of each audit must be forwarded to HUD and the HA within 30 days of issuance. These requirements are in addition to any other Federal law or other requirement that would apply to the availability and audit of books and records of resident management corporations under [24 CFR Part 964]." [*24 CFR § 964.230*]; and,

WHEREAS, the full text for the identified sub-sections of 24 CFR Part 964 is attached hereto as Exhibit A (pages numbered 5 - 13), for reference.

NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

Consistent with other SFHA policies and procedures and legal responsibilities, it is the policy of the Housing Authority of the City and County of San Francisco to observe and support the HUD policy and program for resident management activities which is currently described in Part 964 of Title 24, Code of Federal Regulations, and to continue to do so insofar as such observation and support is consistent with any changes which may occur in legal requirements (such as statutory or regulatory amendments, or case law, or other applicable legal changes).

APPROVED AS TO FORM:

/s/Marie C. Blits
Marie C. Blits, Esq.
Deputy City Attorney

August 24, 1995
Date

Commissioner Meskunas motioned to adopt Resolution No. 4511 and Commissioner Carpeneti seconded the motion. Commissioner Carpeneti asked that the record reflect that the Commission is prohibited by CFR 96418(a)7, in no event shall HUD, or a Housing Authority in recognizing a competing resident council, once the duly recognized resident council has been established. Ms. Marie Blits, Deputy City Attorney, stated that the HUD regulations provide for resident councils or resident management corporations. A resident council can create a resident management corporation and can coexist in the same place and be one in the same.

Commissioner Redd stated that he needed clarification on Resolution No. 4511. Ms. Blits stated that as drafted, the resolution is a summary of the HUD regulations applying to resident councils and resident management corporations. It is a matter of discretion with the Commission whether or not to specify that in local policy. So it is a Federal law that the Commission is bound to follow.

Commissioner Lee asked Ms. Blits if Resolution No. 4511 covered all the associations, or if it was strictly the RMCs, and she replied that it covered all of the resident organizations; 1) described the process for those groups to receive funding and participate in operation of the Housing Authority; 2) examples of jurisdiction-wide resident organizations such as PHTA and Senior City Wide; 3) states that resident management corporations are brought in to work with the Housing Authority.

Commissioner Meskunas thanked Ms. Blits for her full explanation on the rules and regulations for resident management corporations so that the Commission need not depend on one or two staff members. By adopting Resolution No. 4511 she stated, the Housing Authority will be simply stating acknowlegement and support of a concept which has been gratified by HUD and is part of the code of Federal regulations.

Commissioner Redd stated that there would be a future tug-of-war over which organization would have priority when it came to funding, and that the decision would end up being Dr. Thornton's. Commissioner Lee asked what the differences were between the resolution and the regulations, and Commissioner Carpeneti said there was no difference. Ms. Blits stated that the request came from Commissioner Meskunas during the last meeting in which the Commission was continuing the HVRMC landscaping contract resolution. Not speaking for the Commissioner, Ms. Blits stated that it was a reminder to the Commission that Federal laws existed for the residents and their right to form resident management corporations, which in turn did business before the Commission. She stated that when she was asked to write Resolution No. 4511, she realized that there was a number of the same

type of questions being asked; how the Commission deals with 1) the resident councils, 2) jurisdiction-wide resident councils; what type of funding mechanisms were in place, what controls there were over the funding mechanisms, which type of reporting requirements, and whether the elections were in conformance with Federal regulations. As an example, she stated that at the last meeting, someone asked about the election held at 25 Sanchez Development. The bylaws for 25 Sanchez had not been amended for long time and were in non-compliance with Federal regulations. HUD informed the Housing Authority that the election at 25 Sanchez had not been held under the current Federal regulations. Ms. Blits stated that it made sense to step back and take a broader view of all the different forms of resident participation, other than just resident management corporations, and to take what applied to resident participation and set up the framework. She stated that there would be a resident organization handbook before long, because of the need for standardization in dealing with all of the resident groups. She stated that a draft contract was in the works and that there was a model of bylaws drafted by HUD that could also be included in the handbook.

Commissioner Carpeneti asked if the questions that the Commission received on a regular basis would be answered in Resolution No. 4511, and Ms. Blits replied that it would. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None

Resolution No. 4511 was UNANIMOUSLY ADOPTED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Romonica Grayson, Sunnydale Development
Marsha Kyer, Sunnydale Development
Anthony Hodges, Sunnydale Development
Jeri Maxwell, Valencia Gardens Development
Joseph Russell, 81 Dakota
Jan Allen, 320/330 Clementina Development
Rosemary Ozan, Plaza West Development
Jewel Green, Hunters View Development

Commissioner Carpeneti called for a recess at 6:25 p.m. and the Commission reconvened at 6:40 p.m.

Danny Washington
Margaret Verges
Randall Evans
Malik Rahim

13. EXECUTIVE SESSION:

The Commission adjourned at 7:05 p.m. to Executive Session, to meet in a closed session to confer with Legal Counsel on the existing litigation of Housing Authority for the City and County of San Francisco v. ED2 International, San Francisco Superior Court Case No. 951798.

Commissioner Carpeneti reported out of Executive Session at 7:25 p.m. and the Commission voted UNANIMOUSLY and the existing litigation.

14. ADJOURNMENT:

There being no further business to come before the Commission, the Regular meeting of August 24, 1995 was adjourned in loving memory of Richard L. Miron, former Housing Authority Painter Foreman, Albino Felizzatto, father of Gary Felizzatto - Housing Authority Plumber, and Enoch Bee, brother of Derrald Etheley - Director of Neighborhood Initiatives, by Commissioner Carpeneti at 7:35 p.m. by consensus. The next Regular meeting has been scheduled for September 14, 1995 at 440 Turk Street at 4:00 p.m.

Richard Carpeneti
President

Shirley A. Thornton, Ed.D.
Interim Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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September 1, 1995

PUBLIC NOTICE

A Special Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 11:00 a.m. in the Commission Room, on Thursday, September 7, 1995 at 440 Turk Street, San Francisco, California.

During the meeting the Commission will adjourn to a closed session for the following purposes: 1) to interview Dr. Shirley A. Thornton for the position of Executive Director, pursuant to Government Code Section 54957; 2) to confer with and instruct negotiators regarding a possible Employment Agreement with Dr. Shirley A. Thornton to serve as Executive Director, and possibly approve such an Employment Agreement, pursuant to Government Code Section 54957.6.

Hadie Redd

Hadie Redd, Vice President
Board of Commissioners

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

A SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURDAY, SEPTEMBER 7, 1995 AT 11:00 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Special Meeting Held:
Thursday, September 7, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

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2. APPROVAL OF AGENDA:

3. PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. The Public may also comment on non-Agenda items.

4. CLOSED SESSION:

The Commission will adjourn to a closed session for the following purposes: 1) to interview Dr. Shirley A. Thornton for the position of Executive Director, pursuant to Government Code Section 54957: 2) to confer with and instruct negotiators regarding a possible Employment Agreement with Dr. Shirley A. Thornton to serve as Executive Director, and possibly approve such an Employment Agreement, pursuant to Government Code Section 54957.6. Prior to adjournment, the Commission will report out any action taken in closed session, as required.

5. NEW BUSINESS:

(a) Resolution - Appointing Dr. Shirley A. Thornton to Serve as Executive Director of the San Francisco Housing Authority

6. ADJOURNMENT:

Hadie Redd, Vice President
Board of Commissioners

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HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

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Special

Minutes of the Special Meeting Held:
Thursday, September 7, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in session at 440 Turk Street, San Francisco, California on Thursday, September 7, 1995 at 11:08 a.m.

The meeting was called to order by President Carpeneti.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

A quorum was present.

ALSO PRESENT: Shirley A. Thornton, Interim Executive Director
Marie Corlett Blits, Deputy City Attorney, City and County of San Francisco

2. APPROVAL OF AGENDA:

Commissioner Redd motioned to approve the Agenda and Commissioner Palega seconded the motion. The Agenda was UNANIMOUSLY APPROVED.

3. PUBLIC COMMENT ON AGENDA ITEMS OR NON-AGENDA ITEMS:

The Public had the opportunity to comment on Agenda or non-Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423.

Karen Huggins

Jewel Green, Hunters View Development
Mary Rogers
Mary Jones
Kathy Perry
Louise Vaughn
Bessie Crockett, Valencia Gardens Development
Gregory Richardson, North Beach Development
Jamoca Hinton, Girls' After School Academy
Tina Neal
Rosemary Ozan, Plaza West Development
Brenda Moss, Vice President - Alemany RMC
Kevin Robinson
Saint Bernard

4. CLOSED SESSION:

Commissioner Carpeneti adjourned the Commission to a closed session at 11:41 a.m. Commissioner Carpeneti reconvened the meeting at 12:14 p.m. and stated that the Commission heard a report from the negotiating committee regarding the contract that they had negotiated with Dr. Shirley A. Thornton for the position of Executive Director. The Committee was headed by Commissioners Palega, Lee and Marshall. Subsequent to that time there was a recommendation by the Commission, meeting in Executive Session, to offer the contract to Dr. Thornton. A roll call vote was taken:

Richard Carpeneti, President	**ABSTAIN**
Hadie Redd, Vice President	**AYE**
Barbara R. Meskunas, Commissioner	**ABSTAIN**
Larry K. Lee, Commissioner	**AYE**
Sululagi Palega, Sr., Commissioner	**AYE**
Thelma Kavanagh, Commissioner	**AYE**
Juanita D. Marshall, Commissioner	**AYE**

During the Closed Session, the contract was offered excluding the salary of the Executive Director.

5. NEW BUSINESS:

RESOLUTION NO. 4512

APPOINTING DR. SHIRLEY A. THORNTON TO SERVE AS EXECUTIVE DIRECTOR OF THE SAN FRANCISCO HOUSING AUTHORITY

WHEREAS, on July 17, 1995, the Commission appointed the Dr. Shirley A. Thornton, to the position of Interim Executive Director of the Housing Authority; and

WHEREAS, Dr. Thornton has served as Interim Executive Director since that time; and

WHEREAS, Dr. Thornton meets the qualifications for Executive Director as determined by the Commission; and

WHEREAS, the Commission now wishes to appoint Dr. Thornton to serve as Executive Director of the Housing Authority.

NOW THEREFORE BE IT RESOLVED, THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The board of Commissioners appoints Dr. Shirley A. Thornton as Executive Director of the Housing Authority of the City and County of San Francisco, at a salary of $120,000 annually.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Marie C. Blits
Marie C. Blits, Esq.
Deputy City Attorney

September 7, 1995
Date

Commissioner Palega motioned to ADOPT Resolution No. 4512 and Commissioner Redd seconded the motion. Commissioner Palega presented a letter from Joyce Roberson, HUD - San Francisco, addressed to Marie Blits, Deputy City Attorney. Commissioner Carpeneti read the letter into the record as follows:

"Dear Ms. Blits:

This is in response to your letter of August 7, 1995, in which you forwarded a copy of San Francisco Housing Authority's proposed Employment Agreement with Dr. Shirley Thornton for necessary HUD approval.

As I previously advised you, 1) contracts which are in compliance with PHA's personnel policies are considered employment contracts; 2) with a cancellation of HUD Handbook 7401.7 Part I, Public

Housing Personnel Policies, we no longer review the personnel policies of public housing agencies. It follows that it is the PHA's responsibility to determine whether its agreements are in compliance with its own policies and; 3) a contract which is not in excess of two years, such as Dr. Thornton's, is not subject to HUD review, requirements of Section 315 of Annual Contributions Contract. HUD review of this contract is therefore not required.

Very sincerely yours,

s/Joyce Roberson
Director, Office of Public Housing

A roll call vote was taken to ADOPT Resolution No. 4512:

Richard Carpeneti, President	**ABSTAIN**
Hadie Redd, Vice President	**AYE**
Barbara R. Meskunas, Commissioner	**ABSTAIN**
Larry K. Lee, Commissioner	**AYE**
Sululagi Palega, Sr., Commissioner	**AYE**
Thelma Kavanagh, Commissioner	**AYE**
Juanita D. Marshall, Commissioner	**AYE**

Resolution No. 4512 was ADOPTED. Commissioner Carpeneti congratulated Dr. Thornton and wished her all the absolute best in the trials and tribulations ahead.

Dr. Thornton thanked the Commission for giving her a vote of confidence and that she believed that collectively, the Housing Authority could do the job of serving the residents. She stated that she wanted the residents to know that she would always be there and every time a resident has called, she has responded, and will continue to do so. She said that she really wants to be someone who serves well, and having already visited developments, the change has been evident. She was told that visitors at Robert B. Pitts Plaza only complained of gum on the sidewalk and felt that the development had come a very long way. The only complaint at Alemany Development was that the Housing Authority was not matching the paints well, and that will be taken care of. The Sheriffs' Work Alternative Program (SWAP) has been instituted and there has been meetings with many of the community-based organizations where the Housing Authority and residents can collectively work together. She stated she believes it is the Housing Authority's job to deal with finding jobs and employment for the residents. She met with Mayor Jordan's Sub-Commission on the Community Block Grant and it was her hope to submit proposals for Potrero Hill, Hunters View, Alemany, and Holly Courts Developments to deal with accessibility and day care centers. She stated that she is taking what is being given, and hopes to apprise the residents at every Commission meeting on the successes. A computer listing has been made on over-due rents and the number of evictions has risen by 25%. She stated that she wants the residents to know that

she will succeed because she believes in the staff, and more than that, the residents themselves."

Commissioner Redd stated that he sincerely wanted to thank those individuals who had worked very hard putting Dr. Thornton's contract together. He thanked other members of the staff who had been helpful, and continued to thank Marie Blits, Deputy City Attorney, from the bottom of his heart.

6. ADJOURNMENT:

Commissioner Palega motioned that the meeting be adjourned and Commissioner Redd seconded the motion. There being no further business to come before the Commission, the Special meeting of September 7, 1995 was adjourned by Commissioner Redd at 12:22 p.m., by consensus. The next Regular meeting has been scheduled for September 14, 1995 at 440 Turk Street at 4:00 p.m.

Hadie Redd
Vice President

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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September 11, 1995

PUBLIC NOTICE

The Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m. in the Commission Room on Thursday, September 14, 1995 at 440 Turk Street, San Francisco, California.

During the Regular meeting, the Commission will adjourn to Executive Session to meet in a closed session to confer with Legal Counsel on the existing litigation of Le vs. San Francisco Housing Authority U.S. District Court No. C94-1632 FMS.

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

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2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, SEPTEMBER 14, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

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Regular Meeting Held:
Thursday, September 14, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) Resolution - Approving an Amendment to Add the Altamont Hotel 88 SRO Units Located at 3040-3052 16th Street to Section 8 Annual Contributions Contract No. SF-618 and Authorizing its Execution

(b) Resolution - Approving the 1992, 1993, and 1994 Comprehensive Grant Program Performance and Evaluation Reports and Certifying that a Reasonable Effort has been Made to Allow Resident Review and Comment on this Report

(c) Resolution - Authorizing the Interim Executive Director of the San Francisco Housing Authority to Enter into a Memorandum of Understanding with the Alemany Resident Management Council for the Expenditure of the HOPE I funds in an Amount Not to Exceed $47,600.00 for the Development of the Resident Management Council Training & Technical Assistance and Economic Development

(d) Resolution - Authorizing the Interim Executive Director to Enter Into a Contract (Partnering Agreement) with Honeywell, Inc. to Develop a Comprehensive Program to Reduce the Operational and Utility Costs of the San Francisco Housing Authority

(e) Resolution - Authorizing the Interim Executive Director to Execute a Grant Agreement with HUD for the $400,000.00 HOPE VI Plus Planning Grant for North Beach CAL 1-11

(f) Resolution - Authorizing the Executive Director to Pay Building Permit Fees to the San Francisco Bureau of Building Inspection in an Amount Not to Exceed $50,000.00 for Review and Processing of the Sunnydale Modernization, Phase I Construction Documents by the City Planning Department and the City Fire Department

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

During the Regular meeting, the Commission will adjourn to Executive Session to meet in a closed session to confer with Legal Counsel on the existing litigation of Le vs.San Francisco Housing Authority U.S. District Court No. C94-1632 FMS.

14. ADJOURNMENT:

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

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HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Regular Meeting Held:
Thursday, September 14, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in session at 440 Turk Street, San Francisco, California on Thursday, September 14, 1995 at 4:12 p.m.

The meeting was called to order by President Carpeneti.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

A quorum was present.

ALSO PRESENT: Shirley A. Thornton, Ed.D., Executive Director
Marie Corlett Blits, Esq., Deputy City Attorney, City and County of San Francisco
Debrenia F. Madison, Esq., Assistant Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Carpeneti stated that Resolution (c) was being withdrawn from the Agenda and Dr. Thornton concurred. Commissioner Meskunas motioned to approve the Agenda and Commissioner Hadie Redd seconded the motion. The Agenda was UNANIMOUSLY APPROVED as AMENDED.

3. APPROVAL OF MINUTES:

Commissioner Meskunas motioned to approve the Minutes and Commissioner Thelma Kavanagh seconded the motion. The Minutes were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Carpeneti read into the record, a letter from Mayor Frank Jordan's office as follows:

"Honorable Henry Cisneros
HUD - Washington, D.C.

Re: San Francisco Housing Authority Personnel

Dear Secretary Cisneros:

I hope there is no confusion as to the commitment of Dr. Thornton. The San Francisco Housing Authority Director and I have been conducting a national search for the most suitable candidate for the Deputy Executive Director of the SFHA and for other senior SFHA personnel.

My staff has discussed with Joyce Roberson the details of the process. Ms. Roberson is advised that the SFHA placed advertisements in the Journal of Housing, the New York Times and the Wall Street Journal for a minimum of thirty days. She also has recommended that the search be conducted for approximately five to seven senior level positions. I have communicated these expectations to Dr. Thornton.

It is my understanding that during her upcoming trip to Washington, she will discuss in greater detail her plans for the national search. I hope this will allay any concerns you may have had as to our dedication to hiring the most qualified and capable housing experts.

Sincerely,

/s/ Frank M. Jordan
Frank M. Jordan
Mayor"

5. REPORT OF SECRETARY:

Dr. Thornton stated that Michael Porter, Security Superintendent, would give a safety report. He stated that he met with Ms. Beth Koffman, Executive Director from the Golden Gate Kindergarten Association. Ms. Koffman has offered a full scholarship for one child of any family residing at Plaza East Development for 1996.

Commissioner Carpeneti asked how the selection process would work. Dr. Thornton replied that the Tenants Association would be involved in the selection process.

In regard to Commissioner Redd's concerns about the security contract, Mr. Porter stated that the bids had been received and the analysis was underway. No report was available at this time.

Dr. Thornton stated that the Legal Department indicated that none of the bids met the parameters set out and that $800,000.00 does not appear to be sufficient enough to procure any security agency for the scope of work proposed. She stated that the Housing Authority would be meeting with Senior City-Wide representatives to discuss this issue.

Lt. George Stasko, Housing Task Force - S.F.P.D., stated that there were three incidents that occurred in or around Housing Authority sites. The first was a sniper shooting attempted toward a squad car at Potrero Hill, the second was an attack on a Muni bus from individuals from one of the Potrero developments, and the rape that occurred at 1250 Eddy Street on September 10, 1995. There are suspects that have been identified in every incident, and all incidents have investigations pending. No further details were available at this time. Lt. Stasko reported that the Toys-for-Tots Drive was underway and the department hoped to collect more than the 10,000 toys collected last year in conjunction with the U.S. Marines Corp. Officer Tony Johnson and Officer Cliff Cook were responsible for running Operation Dream, and would give an update when more information becomes available.

Commissioner Redd asked that regarding the rape that occurred at Eddy Street, if it were possible to increase police visibility in the area. Lt. Stasko stated that he would convey the message to the District commanders.

Lt. Stasko stated that seven different developments were targeted for enforcement in September and Eddy Street was not one included on the list. Adjustments to the list included Plaza East and West Developments, targeted was Hayes Valley North and South Developments, and Harbor Northridge.

Dr. Thornton stated that meetings were held with the resident monitors to review their role in the involvement with the developments. A number of analyses were run to determine whether or not the Housing Authority was under or overspending. She thanked Mr. Barrie Stewart, Director of Finance, for getting the necessary data. As a result, a rents-owed analysis for the months of August/September was sent out to District Managers and there was a 25% increase in the eviction process.

Lt. Stasko added that the Task Force developed information in conjunction with information that residents from several of the Housing Authority developments had provided, regarding the aforementioned crimes.

Commissioner Carpeneti stated that he could understand the fear of any resident in cooperating with the police because they would become "sitting ducks". He stated that the Housing Authority should look into the Safe Witness Program so residents willing to become

involved can do so and live safely.

Commissioner Kavanagh asked for an update on the security guards and Mr. Porter stated that Dr. Thornton said there may be some problems with the RFPs, however, as soon as the analyses was complete, he would be able to furnish a report.

Dr. Thornton stated that she met with City-Wide Seniors and they were not sure if an analysis had been done to say that every building needed the same level of security. She suggested that a look be taken at the difference of the level of work involved so that the $800,000.00 would be feasible. Dr. Thornton stated that she would keep the Commission apprised of the meeting with Mrs. Virginia French and the City-Wide Senior Council.

Commissioner Palega asked for clarification on HUD's assessment and recommendation on the eviction issue. Commissioner Carpeneti stated that he received a multi-page statement from the Legal Department saying they were doing a good job and to keep the eviction process where it is. He stated that he wasn't satisfied with the situation.

6. COMMITTEE REPORT:

Commissioner Carpeneti stated that Resolution Nos. 4514, 4516, 4517, and 4518 were reviewed by the Site and Design Committee and all were recommended to the Board. The security gates at Valencia Gardens were discussed and the construction had begun. A memorandum to the Commission from Dr. Thornton stated that the Planning Department had sent her a matter dealing with the mitigation measures at Yerba Buena Plaza West. The matter needed to be answered immediately; however, it was not on the Agenda. So the Site and Design Committee, Commissioners Carpeneti, Lee and Meskunas gave Dr. Thornton their individual approval to move ahead, and to have the matter ratified later. The next Site and Design meeting was scheduled for September 28, 1995 at 3:00 p.m.

7. REPORT OF COUNSEL:

Debrenia F. Madison, Esq., stated that the Legal Department did not have a report at this time.

8. TENANT REPRESENTATIVE REPORT:

There were no PHTA representatives present at this time.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution

No. 4297 and revised 02/23/95 s Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Jan Allen, Clementina Development
Gregory Richardson, North Beach Development
Sharon Adams, Bernal Dwellings Development
Malik Rahim, Non-resident

*Commissioner Lee left during this portion of the meeting.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4513

RESOLUTION APPROVING AN AMENDMENT TO ADD THE ALTAMONT HOTEL 88 SRO UNITS LOCATED AT 3040-3052 16TH STREET TO SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT No. SF-618 AND AUTHORIZING EXECUTION

WHEREAS, The Housing Authority of the City and County of San Francisco entered into a Section 8 Annual Contributions Contract on December 23, 1975, (as amended) with the United States of America (herein called the "Government"); and

WHEREAS, it is deemed advisable by the Housing Authority of the City and County of San Francisco and the Government to amend the Section 8 Annual Contributions Contract to include the funding for the Altamont Hotel, a Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) project indicated in such amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted. The Executive Director is hereby authorized and directed to execute three counterparts of the Amendment, and the Secretary is hereby authorized to impress and attest the official seal of the Housing Authority of the City and County of San Francisco on each such counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

September 14, 1995
Date

Commissioner Redd motioned to adopt Resolution No. 4513 and Commissioner Kavanagh seconded the motion. There was no discussion on the motion. The vote was:

AYES:	Richard Carpeneti, President Hadie Redd, Vice President Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAYS:	None.
ABSENT FOR VOTING:	Larry K. Lee, Commissioner

Resolution No. 4513 was ADOPTED.

(b) RESOLUTION NO. 4514

RESOLUTION APPROVING THE 1992, 1993, AND 1994 COMPREHENSIVE GRANT PROGRAM PERFORMANCE AND EVALUATION REPORTS AND CERTIFYING THAT A REASONABLE EFFORT HAS BEEN MADE TO ALLOW RESIDENT REVIEW AND COMMENT ON THIS REPORT

WHEREAS, funding has been provided to the Authority from the 1992, 1993 and 1994 Comprehensive Grant Programs to complete physical and management improvements; and

WHEREAS, this program requires that a Performance and Evaluation Report be developed and submitted to HUD each year on September 30th providing the status of the program as of June 30th; and

WHEREAS, a draft of this Report must be made available for resident and local government

review and comment prior to submission to HUD; and

WHEREAS, copies of this draft Report have been provided to the elected leadership of each public housing development, posted at each property office and given to the Mayor for review and comments; and

WHEREAS, this Report requires commission approval for submission to HUD on September 30, 1995.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The San Francisco Housing Authority Commission approves the 1992, 1993 and 1994 Comprehensive Grant Program Performance and Evaluation Reports and approves its submission to the Department of Housing and Urban Development.

2. The San Francisco Housing Authority Commission certifies that a reasonable effort has been made to allow resident review and comment on this report prior to its submission to HUD.

3. The Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

September 14, 1995
Date

Commissioner Meskunas motioned to adopt Resolution No. 4514 and Commissioner Redd seconded the motion. There was no discussion on the motion. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None.

ABSENT FOR VOTING: Larry K. Lee, Commissioner

Resolution No. 4514 was ADOPTED.

(c) RESOLUTION NO. ___

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR OF THE SAN FRANCISCO HOUSING AUTHORITY TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE ALEMANY RESIDENT MANAGEMENT COUNCIL FOR THE EXPENDITURE OF THE HOPE I FUNDS IN AN AMOUNT NOT TO EXCEED $47,600.00 FOR THE DEVELOPMENT OF THE RESIDENT MANAGEMENT COUNCIL TRAINING & TECHNICAL ASSISTANCE AND ECONOMIC DEVELOPMENT

WHEREAS, the San Francisco Housing Authority wishes to promote resident management opportunities for the residents who reside in our developments; and

WHEREAS, the Alemany Resident Management Council is the duly elected organization of the Alemany development; and

WHEREAS, the San Francisco Housing Authority is the lead applicant and Alemany Resident Management Council is the co-recipient for the HOPE 1 Planning Grant; and

WHEREAS, the HOPE 1 Planning Grant has provisions to develop the Resident Management Council fund training and technical assistance and economic development, which is also part of the Alemany Resident Management Council's overall plans; and

WHEREAS, the Alemany Resident Management Council and staff will prepare a Memorandum of Understanding outlining the scope of service, time line and the reporting expectations of the remaining HOPE I funding in an amount not to exceed $47,600.00 for the development of the resident management council, training and technical assistance and economic development:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to enter into a Memorandum of Understanding with the Alemany Resident Management Council in an amount not to exceed 47,600.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

September 14, 1995
Date

Resolution No. (c) was WITHDRAWN during the approval of the Agenda.

(d) RESOLUTION NO. 4515

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT (PARTNERING AGREEMENT) WITH HONEYWELL, INC. TO DEVELOP A COMPREHENSIVE PROGRAM TO REDUCE THE OPERATIONAL AND UTILITY COSTS OF THE SAN FRANCISCO HOUSING AUTHORITY

WHEREAS, operational and utility costs for public housing in San Francisco remain high; and

WHEREAS, engineering services are required to identify measures to reduce these costs; and

WHEREAS, the Authority advertised for these services, reviewed the proposals submitted by two firms and determined that Honeywell, Inc., is the most qualified respondent based on the evaluation factors in the solicitation; and

WHEREAS, Honeywell, Inc., has agreed to provide this effort at no cost to the Authority except for compensation (not to exceed $80,000.00) if the Authority withdraws from the approved program to reduce operational and utility costs.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to award a contract (Partnering Agreement) for said work to Honeywell, Inc.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

September 14, 1995

Date

Commissioner Meskunas motioned to adopt Resolution No. 4515 and Commissioner Kavanagh seconded the motion. Commissioner Palega asked whether or not the Housing Authority was setting up a broker system or would Honeywell do the assessment and then come back with a report. Commissioner Carpeneti stated that there was no definite agreement at this time. Commissioner Palega expressed concern that it would cost the Housing Authority money with no end results.

Ms. Barbara Smith, Director of Housing Development, stated that this was an agreement to go forward and do an assessment of the utilities of the Housing Authority developments to identify any energy savings. If the assessment resulted in energy savings, and the Housing Authority decided not to move ahead, then the Housing Authority would have to pay Honeywell's costs of an amount not more than $80,000.00. Part of the feasibility is that the energy savings itself will cover the cost of doing any improvements so that no additional funding will be required and return funds to the Housing Authority. If the assessment is not feasible and unreasonable, then the Housing Authority does not pay the $80,000.00.

Commissioner Palega expressed concern that if there was a difference of opinion on the feasibility, he would want to head off any lawsuits, etc. Ms. Smith stated that provisions could be made to the agreement in case of any disagreements on the feasibility.

Commissioner Redd stated that he wanted to see an agreement between the Housing Authority and Honeywell assuring that there would not be any liability should there be any disagreement on the assessment. Ms. Smith stated that the agreement specifically stated that the Housing Authority does not have to go forward if there is no feasible way to have an energy-saving program. If the energy savings cannot cover the cost of putting the improvements in, the Housing Authority does not have to go forward. Commissioner Redd asked what the percentage of the split would be and Ms. Smith stated that a minimum of 50% of the savings would go towards the improvements and it could be negotiated. This is a HUD required audit.

Responding to an inquiry by Commissioner Carpeneti, Ms. Smith stated that there would be no relocation or displacement of residents because of this assessment or improvement work.

A discussion ensued on implementing cost-saving methods every way possible, due to the future budget restraints.

Commissioner Redd asked to be apprised of the progress. Ms. Smith stated that once the audit is complete, then a proposal for the next phase will be brought before the Commission. The vote was:

AYES: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Sululagi Palega, Sr., Commissioner

Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAYS: None.

ABSENT FOR VOTING: Larry K. Lee, Commissioner

Resolution No. 4515 was ADOPTED.

(e) RESOLUTION NO. 4516

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE A GRANT AGREEMENT WITH HUD FOR THE $400,000.00 HOPE VI PLUS PLANNING GRANT FOR NORTH BEACH CAL 1-11

WHEREAS, the U.S. Secretary of Housing and Urban Development invited the San Francisco Housing Authority (Authority) to apply for HOPE VI Plus Planning Grant for up to $400,000.00 to look at alternative ways to redevelop severely distressed public housing that combine low-income housing with viable, competitive and marketable housing and leverage other funding through partnerships with residents and private entities; and

WHEREAS, the Authority identified North Beach, CAL 1-11, as the best qualified site for a HOPE VI Planning Grant Application; and

WHEREAS, on March 25, 1995, the Authority submitted an application for a $400,000.00 HOPE VI Planning Grant for North Beach and on March 30, 1995 the Commission approved resolution number 4442 approving submission of the application; and

WHEREAS, on August 14, 1995, HUD sent the Authority a letter approving the grant application and asking that the Authority execute a Grant Agreement between the Authority and HUD.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Interim Executive Director is authorized to execute the North Beach HOPE VI Planning Grant Agreement between the Authority and HUD.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison

Debrenia F. Madison
Assistant Legal Counsel

September 14, 1995
Date

Commissioner Meskunas motioned to adopt Resolution No. 4516 and Commissioner Marshall seconded the motion. Commissioner Palega stated that the North Beach Resident Management Corporation wanted ample time to be able to give their input on the resolution. Commissioner Carpeneti stated for the record that the Site and Design meeting he spoke to Ms. Smith and Derrald Etheley, Director of Neighborhood Initiatives, regarding this, and they assured the Commissioner that the residents would be fully informed and have full participation. The vote was:

AYES:	Richard Carpeneti, President Hadie Redd, Vice President Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAYS:	None.
ABSENT FOR VOTING:	Larry K. Lee, Commissioner

Resolution No. 4516 was ADOPTED.

(f) RESOLUTION NO. 4517

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PAY BUILDING PERMIT FEES TO THE SAN FRANCISCO BUREAU OF BUILDING INSPECTION IN AN AMOUNT NOT TO EXCEED $50,000.00 FOR REVIEW AND PROCESSING OF THE SUNNYDALE MODERNIZATION, PHASE I CONSTRUCTION DOCUMENTS BY THE CITY PLANNING DEPARTMENT AND THE CITY FIRE DEPARTMENT

WHEREAS, the Housing Authority wishes to proceed with the first phase of modernizing the Sunnydale development; and

WHEREAS, the Housing Authority is required to obtain building permits issued by the San Francisco Bureau of Building Inspection prior to the commencement of construction; and

WHEREAS, though the Housing Authority is exempt from most San Francisco Building Department fees, it is not exempt from Planning Department, Fire Department and minor Building Department

review and processing fees required to be paid prior to issuance of building permits.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to pay the City and County of San Francisco's Bureau of Building Inspection an amount not to exceed $50,000.00 for construction permits.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

September 14, 1995
Date

Commissioner Redd motioned to adopt Resolution No. 4517 and Commissioner Meskunas seconded the motion. Commissioner Carpeneti stated that at the next Site and Design meeting there would be a report on Sunnydale and Ms. Smith concurred that construction would begin in December, 1995. The vote was:

AYES:	Richard Carpeneti, President Hadie Redd, Vice President Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAYS:	None.
ABSENT FOR VOTING:	Larry K. Lee, Commissioner

Resolution No. 4516 was ADOPTED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Vera Kennedy, Hunters View Development
Jewell Green, Hunters View Development

Jan Allen, Clementina Development
Waymond Nichols, Potrero Annex Development
Jeff Branner, Non-resident
Malik Rahim, Non-resident
Michael Jordan, Alemany Development
Kevin Robinson, Alemany RMC
Jimmie Mumphrey, Hunters View Development
Neola Gans, Alemany Development
Kenneth Hoskins, Alemany Development
Zadell Greene, Alemany Development
Richard Belker, National People's Campaign
Charmaine Williams, Hunters View Development
Rebba Middleton, San Francisco Board of Realists
Brenda Stringer, On-the-Go-Movers

*Commissioner Palega left during this portion of the meeting.

13. EXECUTIVE SESSION:

The Commission adjourned at 6:15 p.m. to Executive Session to meet in a closed session to confer with Legal Counsel on the existing litigation of Le vs. San Francisco Housing Authority U.S. District Court No. C94-1632 FMS.

Commissioner Carpeneti reconvened the meeting at 6:45 p.m. out of Executive Session and reported that the Commission gave direction to Legal Counsel in the aforementioned case.

14. ADJOURNMENT:

There being no further business to come before the Commission, the Regular meeting of September 14, 1995 was adjourned by Commissioner Carpeneti at 6:48 p.m. by consensus. The next Regular meeting has been scheduled for September 28, 1995 at 440 Turk Street at 4:00 p.m.

Richard Carpeneti
President

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

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September 25, 1995

PUBLIC NOTICE

The Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m. in the Commission Room on Thursday, September 28, 1995 at 440 Turk Street, San Francisco, California.

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

ev. 3/03/94

H/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY SEPTEMBER 28, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, September 28, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

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2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) Resolution - Adopting a Revised Dwelling Lease for the Housing Authority of the City and County of San Francisco for all Residents of Conventional Public Housing

(b) Resolution - Authorizing the Executive Director to Enter into a Contract with Nueva Castilla Company for the Fabrication and Installation of Steel Replacement Doors on the Electrical Meter Cabinets of 64 Buildings at CAL 1-3, Sunnydale Housing Development, in an Amount Not to Exceed $27,520.00

(c) Resolution - Authorizing the Executive Director to Enter into a Contract with Standard Elevator Company, Inc. for the Modernization of Elevators at 1815 Egbert Avenue, San Francisco, California in the Amount of $153,990.00

(d) Resolution - Authorizing the Executive Director to Enter into a Contract with Pacific Associated Electrical for the Installation of Smoke Detectors at CAL 1-19(2), 1750 McAllister Street in the Amount of $10,691.00

(e) Resolution - Authorizing the Executive Director of the San Francisco Housing Authority to Enter into a Memorandum of Understanding with the Alemany Resident Management Council for the Expenditure of the HOPE I Funds in an Amount Not to Exceed $47,600.00 for the Development of the Resident Management Council Training & Technical Assistance and Economic Development

(f) Resolution - Ratifying the Signature of the Executive Director on a Letter of Commitment by the San Francisco Housing Authority to Execute Standard Mitigation Measures for Possible Environmental Impacts During the Construction Phase of the Yerba Buena Plaza East HOPE VI Redevelopment Project, CAL 1-18(2)

(g) Resolution - Ratifying the Signature of the Executive Director on a Letter of Commitment by the San Francisco Housing Authority to Execute Standard Mitigation Measures for Possible Environmental Impacts During the Construction Phase of the Bernal Dwellings HOPE VI Redevelopment Project, CAL 1-5

(h) Resolution - Authorizing the Executive Director to Transfer $800,000 from Section Eight Reserves to Operating Fund Reserves Before the End of Fiscal Year 1994/1995

(i) Resolution - Authorizing a Financial Report on the Performance of Evictions and Related Services at SFHA and at Other Housing Authorities, and Authorizing Issuance of a Request for Qualifications for All or Part of the Performance of Evictions and Related Services for SFHA

(j) Resolution - Authorizing the Executive Director to Enter into a Memorandum of Agreement Between the San Francisco Housing Authority and the UJAMAA Westbrook/Hunter's Point "A" East Resident Management Corporation to Lease an Office Space for the Operations of the UJAMAA Westbrook/Hunters' Point "A" East Resident Management Corporation at 90 Kiska Road

(k) Resolution - Authorizing the Executive Director to Enter Into a Contract With UJAMAA Westbrook/Hunters Point "A" East Resident Management Corporation (UJAMAA) to Manage the Comprehensive Modernization Grant Program in an Amount Not to Exceed $300,000 Pursuant to Section V of the July 28, 1994 Memorandum of Understanding Between the San Francisco Housing Authority and UJAMAA as Approved

(l) Resolution - Authorizing the Executive Director to Negotiate and Enter into a Contract with Mission Neighborhood Centers (DBA: Precita Valley Community Center) for Youth Tutorial Services at Bernal Dwellings in an Amount Not to Exceed $42,419.00 Over a Six Month Period

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Regular Meeting Held:
Thursday, September 28, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in session at 440 Turk Street, San Francisco, California on Thursday, September 28, 1995 at 4:12 p.m.

The meeting was called to order by President Carpeneti.

1. ROLL CALL:

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Roll Call found the following members to be:

PRESENT: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

A quorum was present.

ALSO PRESENT: Al Nelson, Acting Deputy Executive Director
Marie Corlett Blits, Esq., Deputy City Attorney, City and County of San Francisco
Debrenia F. Madison, Esq., Assistant Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Redd motioned to approve the Agenda and Commissioner Meskunas seconded the motion. The Agenda was APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Kavanagh motioned to approve the Minutes and Commissioner Marshall seconded the motion. The Minutes were APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Carpeneti publicly thanked and acknowledged Barbara Smith, Lisa Dollard, Juan Monsanto and Carmen Rosales for their efforts in receiving the $22 million Hayes Valley

grant and directed Al Nelson, Acting Deputy Executive Director, to place a letter of commendation in their personnel files.

Commissioner Carpeneti also stated that the minutes of the Special Meeting of September 7, 1995 was not noticed in time to be on the current Agenda, but that it would be on the October 12, 1995 Agenda.

Commissioner Carpeneti stated that in the future that all of the Commission packages will be publicly noticed on the Friday prior to the Commission meeting. On the next meeting of October 12, 1995, that meeting will be publicly noticed on October 6, 1995.

Commissioner Palega stated that Dr. Thornton and Al Nelson, Chief of Staff/Operations, should be recognized as the directors of the staff. With regards to the Commission packages, he recommended that everything be sent through the Legal Department to insure clarity and prevent any conflicts between the residents and the Commission. He also requested that letters of commendation be put in Dr. Thornton's and Al Nelson's files as well.

Al Nelson, Chief of Staff/Operations, stated that he would have copies of the new procedures of submittal of resolutions available for the Commission and staff. Mr. Nelson introduced Ms. Eva Mae Williams, Robert B. Pitts Plaza, to make some presentations later in the meeting.

Commissioner Carpeneti read a letter from Mayor Frank Jordan into the record as follows:

"September 21, 1995

Honorable Arlo Smith, District Attorney
Chief Arlene Sauser
San Francisco Adult Probation
880 Bryant Street, Room 200
San Francisco, CA 94103

Re: Jeffrey Branner, No. 158242

Dear Mr. Smith and Ms. Sauser:

On March 23, 1995, Mr. Jeffrey Branner was placed on felony probation following a conviction for violating Health and Safety Code Section 1135.15, possession for sale of crack cocaine with a three year enhancement for having a prior drug conviction. Among other terms and conditions, Mr. Branner was ordered to perform 1,000 hours of community service through the San Francisco Unified School District.

As you are aware, at the time of Mr. Branner's sentencing the Acting Executive Director of the Housing Authority, Mr. Ted Dienstfrey, requested that a condition of Mr. Branner's probation be that

he be ordered, by the Court, to stay away from the Housing Authority's Bernal Dwellings Development. This request was based on the fact that Mr. Branner's past criminal activity had taken place at the Bernal Development. Additionally, both Housing Authority staff and several San Francisco Police officers reported that they had received numerous complaints of Mr. Branner threatening and intimidating tenants of the development. This request was not granted and Mr. Branner was assigned to complete his community service hours at Bernal Dwellings.

Recent broadcast reports on KTVU indicated that Mr. Branner does not appear to be complying with the terms and conditions of this probation. It also appears that neither the San Francisco Unified School District, nor the Adult Probation Department are appropriately supervising Mr. Branner's probation. Therefore, I strongly encourage you to thoroughly investigate Mr. Branner's activities. Should your investigation demonstrate that Mr. Branner is not complying with the terms and conditions of this probation, I request you move the Court to revoke his probation.

Regardless of the results of your investigation, Mr. Branner's continued presence at Bernal Dwellings has hindered the Authority's efforts towards the reconstruction of Bernal Dwellings and may jeopardize the health and safety of the residents at that development. In light of this fact, I am requesting that you explore with the Court, the issuance of an order for Mr. Branner, to stay away from the Bernal Dwellings Development and to complete his community service in more appropriate, and less controversial assignment. Thank you for your prompt consideration of this matter.

Sincerely,

/s/Frank M. Jordan
Frank M. Jordan
Mayor

/s/Shirley A. Thornton
Shirley A. Thornton, Ed.D
Executive Director, San Francisco Housing Authority"

* Commissioner Lee left during this portion of the meeting.

5. REPORT OF SECRETARY:

None.

6. COMMITTEE REPORT:

Commissioner Meskunas stated that the Finance Committee met prior to this meeting and recommended that Resolution (h) be passed by the Board. The update on the RIGA audit findings is that there are 17 still open and hope to have more closed in the future. The Committee recommended to the full Board that the consent calendar agenda items be passed at the next meeting.

Health and Safety will be meeting on Wednesday, October 4, 1995 at 10:00 a.m.

Commissioner Carpeneti stated that the Site and Design Committee met at 3:00 p.m. prior to the meeting. He said that the Committee recommended to the full Board the passage of Resolution Nos. 4520, 4521, 4522, 4523, 4524, 4527, 4529, and by a 2 to 1 vote, with Commissioner Lee voting NAY, Resolution No. 4528.

7. REPORT OF COUNSEL:

Debrenia F. Madison, Esq., stated that there was no report at this time.

8. TENANT REPRESENTATIVE REPORT:

Tiki Hadley, PHTA representative, reported that elections were slated for October 27, 1995, from 2:00 p.m. to 8:00 p.m. She stated that PHTA held a meeting early in September regarding the lease, and did not agree on all of the items included. They requested that the lease be tabled for two to four weeks so that all of the residents would have time to respond. There were severe objections to the firearms item in the revision.

Sgt. Slade, S.F.P.D. Housing Task Force, stated that regarding the drug elimination grant, and the resource centers at Alice Griffith, Potrero Hill and North Beach Developments, the MOU has been submitted and was being reviewed the S.F.P.D. Legal Division before it went on to Chief Anthony Ribera for final approval. The existing contract was to expire on October 1, 1995 and Commander Holder stated that the Task Force could operate for approximately two weeks without a budget, but would need a contingency plan in the works. He stated that resident managers had been calling in with numerous parking complaints, and stated that why results were not immediately forthcoming was due to a directive from Dr. Thornton and Commander Holder to concentrate on other problem areas. Alice Griffith, Bernal Dwellings, Robert B. Pitts, Plaza East, and Hayes Valley North/South Developments were the areas needing immediate attention. He stated that the Task Force met with Dr. Thornton and were formulating new bylaws to help better serve the residents of public housing. Mr. Martin Wyatt and the Advisory Board from Channel 7, Mr. Carmen Policy, Golden State Warriors, and a host of others will be sponsoring a Sports Image Awards dinner on Sunday, November 5, 1995 at the Fairmont Hotel. Operation Dream will taking thirty children from the Academic Achievement List to meet personalities such as Muhammed Ali, Dave Stewart (Oakland Athletics), Steve Young (San Francisco 49ers), Venus Williams (Tennis Pro), etc. Formal wear has been donated for the Black Tie affair for children. The upcoming Christmas Toy Drive will be in conjunction with the Housing Authority and the U.S. Marine Corps.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution

No. 4297 and revised 02/23/95 s Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Teresa Coleman, Westbrook/Hunter's Point Development
Peter LaBrie, UJAMAA RMC
Mamie Matthews, Hunter's Point "A" East Development
Andrew Williams, Westbrook/Hunter's Point Development
Vasil Tillery, Westbrook/Hunter's Point Development
Tiki Hadley, Alemany Development
John Johansen, Westbrook/Hunter's Point Development
Louis Gill, Bernal Dwellings Development
Jan Allen, 320-330 Clementina Development
Michael Jordan, Alemany Development
Brenda Moss, Alemany Development
Kevin Robinson, Alemany Development
Tony Butler, Westbrook/Hunter's Point Development
Mary Rogers
Malik Rahim

Ms. Eva Mae Williams, President - Robert B. Pitts Plaza, presented award certificates to the following employees:

Ingnatius Leonor, Maintenance Supervisor
Garfield Stevens, Groundskeeper
Mariano De La Torre, Groundskeeper
Kenneth Babbs, Former Property Manager of Robert B. Pitts Plaza
Pallama Banks, Administrative Clerk
LaVaughn King, Assistant Director of Community Relations and Involvement

Ms. Mary Jones, President - Westside Courts, presented award certificates to the following employees:

Rachael Soriano, Property Manager of Westside Courts
Julius Coleman, Groundskeeper
Vivian Neal, Administrative Clerk
Cindy Shepley, Administrative Clerk
A. Jose Alvarez, Laborer
Carolina Penate, Junior Clerk, Office of Community Relations and Involvement
Ingabore Robinson, Resident Manager, Office of Community Relations and Involvement
LaVaughn King, Assistant Director of Community Relations and Involvement

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4518

RESOLUTION ADOPTING A REVISED DWELLING LEASE FOR THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO FOR ALL RESIDENTS OF CONVENTIONAL PUBLIC HOUSING

WHEREAS, the Housing Authority of the City and County of San Francisco adopted a dwelling lease on April 24, 1986 by Resolution No. 2806 for all residents of conventional public housing; and

WHEREAS, laws and regulations pertaining to the public housing program have been changed from that time and it has been determined by staff that the dwelling lease needs to be revised to more closely comply with current federal and state requirements; and

WHEREAS, the proposed revised dwelling lease was adopted by the commission on October 27, 1994 authorizing the executive director to submit the lease to tenants for a thirty-day (30) comment period; and

WHEREAS, all public housing residents and tenant associations were given at least (30) days written notice of the proposed changes and an opportunity to present comments before the changes became effective; and

WHEREAS, the proposed revised dwelling lease was translated into the required languages and interpreters were used at all public hearing on the proposed revised dwelling lease; and

Whereas, all comments received by residents, tenant associations, RMC's and other groups were incorporated into the new lease where appropriate; and

WHEREAS, two public hearings were held on the proposed dwelling lease, the first public hearing was held on February 28, 1995, the second public hearing was held on April 27, 1995; and

WHEREAS, the revised dwelling lease meets all HUD requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The revised dwelling lease, as attached hereto and made a part hereof for usage by all residents of conventional public housing is hereby adopted.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

September 28, 1995
Date

Commissioner Redd motioned to ADOPT Resolution No. 4518 and Commissioner Marshall seconded the motion. There was no discussion on the motion. The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTING:	Larry K. Lee, Commissioner

Resolution No. 4518 was ADOPTED.

(b) RESOLUTION NO. 4519

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH NUEVA CASTILLA COMPANY FOR THE FABRICATION AND INSTALLATION OF STEEL REPLACEMENT DOORS ON THE ELECTRICAL METER CABINETS OF 64 BUILDINGS AT CAL 1-3 SUNNYDALE HOUSING DEVELOPMENT, IN AN AMOUNT NOT TO EXCEED $27,520.00

WHEREAS, the existing electrical metering cabinet doors located at the end of each building have been vandalized, exposing the electrical meters; and

WHEREAS, the electrical meters and glass covers have been vandalized exposing sharp glass and

live electrical parts; and

WHEREAS, the sharp glass and exposed live electrical parts are a hazard to anyone who comes into contact with these conditions; and

WHEREAS, prices were solicited from the following contractors to fabricate and install new more secure replacement doors:

1.	Nueva Castilla Company	=	$ 27,520.00
2.	Crown Iron Works	=	$ 31,680.00
3.	International Iron Works	=	$ No Response

WHEREAS, the lowest responsive bidder is Nueva Castilla Company; and

WHEREAS, funding for the purchase and installation of these electrical meter cabinet doors is available in the Authority's Operating Budget for Fiscal Year 1994-1995.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to enter into a contract with Nueva Castillo Company for the purpose of fabricating and installing steel replacement doors for 64 electrical metering cabinets located at Cal 1-3, Sunnydale Housing Development.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

September 28, 1995
Date

Commissioner Meskunas motioned to ADOPT Resolution No. 4519 and Commissioner Redd seconded the motion. There was no discussion on the motion. The vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner

Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

ABSENT FOR VOTING: Larry K. Lee, Commissioner

Resolution No. 4519 was ADOPTED.

(c) RESOLUTION NO. 4520

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH STANDARD ELEVATOR COMPANY, INC. FOR THE MODERNIZATION OF ELEVATORS AT 1815 EGBERT AVENUE, SAN FRANCISCO, CALIFORNIA IN THE AMOUNT OF $153,990.00

WHEREAS, on August 18, 1995, the Authority advertised for bids for the Modernization of Elevators at 1815 Egbert Avenue; and

WHEREAS, on September 12, 1995, two (2) bids were received as follows:

	Bidder	Bid Amount
1.	Standard Elevator Service Co. Inc.	$153,990.00
2.	Atlas Elevator Company	$164,000.00

WHEREAS, the Authority has evaluated the low bid and determined that Standard Elevator Company's Inc. bid is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is slightly higher than the funding available in the 1992 Comprehensive Grant Program due to two (2) elevators being modernized instead of only one. Additional funds will be taken from other surplus elevator funding.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Standard Elevator Company, Inc. in the amount of $153,990.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

September 28, 1995
Date

Commissioner Redd motioned to ADOPT Resolution No. 4520 and Commissioner Palega seconded the motion. There was no discussion on the motion. The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTING:	Larry K. Lee, Commissioner

Resolution No. 4520 was ADOPTED.

(d) RESOLUTION NO. 4521

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH PACIFIC ASSOCIATED ELECTRICAL FOR THE INSTALLATION OF SMOKE DETECTORS AT CAL 1-19(2), 1750 McALLISTER STREET IN THE AMOUNT OF $10,691.00.

WHEREAS, the Authority received four (4) bids from outside contractors and one (1) bid from the SFHA Force Account Department for the installation of smoke detectors at CAL 19(2), 1750 McAllister Street Housing Development, and

WHEREAS, five (5) bids were received as follows:

Bidders	Bid Amount

1.	Pacific Associated Electrical	$10,691.00
2.	Sun Construction Company	$14,288.00
3.	Lis Electric	$14,900.00
4.	A.S. Ferrari	$20,850.00
5.	Force Account	$21,633.00

WHEREAS, the Authority has evaluated the low bid and determined that Pacific Associated Electrical's bid is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the Department of Housing and Urban Development has provided funding in the 1994 CGP Program budget for this project; and

WHEREAS, Pacific Associated Electrical, has proposed a bid of $10,691.00 to install smoke detectors at CAL 1-19(2), 1750 McAllister Street Housing Development.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Pacific Associated Electrical in the amount of $10,691.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

September 28, 1995
Date

Commissioner Meskunas motioned to ADOPT Resolution No. 4521 and Commissioner Marshall seconded the motion. There was no discussion on the motion. The vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner

Juanita D. Marshall, Commissioner

NAY: None

ABSENT FOR VOTING: Larry K. Lee, Commissioner

Resolution No. 4521 was ADOPTED.

(e) RESOLUTION NO. 4522

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE SAN FRANCISCO HOUSING AUTHORITY TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE ALEMANY RESIDENT MANAGEMENT COUNCIL FOR THE EXPENDITURE OF THE HOPE I FUNDS IN AN AMOUNT NOT TO EXCEED $47,600.00 FOR THE DEVELOPMENT OF THE RESIDENT MANAGEMENT COUNCIL TRAINING & TECHNICAL ASSISTANCE AND ECONOMIC DEVELOPMENT

WHEREAS, the San Francisco Housing Authority wishes to promote resident management opportunities for the residents who reside in our developments; and

WHEREAS, the Alemany Resident Management Council is the duly elected organization of the Alemany development; and

WHEREAS, the San Francisco Housing Authority is the lead applicant and Alemany Resident Management Council is the co-recipient for the HOPE 1 Planning Grant; and

WHEREAS, the HOPE 1 Planning Grant has provisions to develop the Resident Management Council fund training and technical assistance and economic development, which is also part of the Alemany Resident Management Council's overall plans; and

WHEREAS, the Alemany Resident Management Council and staff will prepare a Memorandum of Understanding outlining the scope of service, time line and the reporting expectations of the remaining HOPE I funding in an amount not to exceed $47,600.00 for the development of the resident management council, training and technical assistance and economic development:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a Memorandum of Understanding with the Alemany Resident Management Council in an amount not to exceed 47,600.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

September 28, 1995
Date

Commissioner Palega motioned to ADOPT Resolution No. 4522 and Commissioner Marshall seconded the motion. Commissioner Palega stated that to assist the Alemany RMC, staff should provide technical assistance and monitoring tools to assure that this would be a successful venture. Commissioner Carpeneti concurred. Commissioner Palega aired his concern that the residents still needed a direct line to the Executive Director. Commissioner Redd stated that if all the criteria had been met and Commissioner Carpeneti said that all was in order. Marie Blits, Deputy City Attorney, stated that confirmed that all the documentation had been submitted under checklist 24CFR Part 964. The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTING:	Larry K. Lee, Commissioner

Resolution No. 4522 was ADOPTED.

(f) RESOLUTION NO. 4523

RESOLUTION RATIFYING THE SIGNATURE OF THE EXECUTIVE DIRECTOR ON A LETTER OF COMMITMENT BY THE SAN FRANCISCO HOUSING AUTHORITY TO EXECUTE STANDARD MITIGATION MEASURES FOR POSSIBLE ENVIRONMENTAL IMPACTS DURING THE CONSTRUCTION PHASE OF THE YERBA BUENA PLAZA EAST HOPE VI REDEVELOPMENT PROJECT, CAL 1-18(2)

WHEREAS, the Authority prepared and submitted a Conditional Use Permit application and an Environmental Evaluation Form to the San Francisco Planning Department on July 10, 1995, for the demolition and reconstruction of the Yerba Buena Plaza East HOPE VI redevelopment proposal; and

WHEREAS, the San Francisco Planning Department has requested that the Authority sign a letter of commitment to execute standard mitigation measures for possible environmental impacts during the construction phase of the Yerba Buena Plaza East HOPE VI redevelopment project; and

WHEREAS, these mitigation measures are required by various local and state laws and regulations in the event of the discovery of these potential environmental issues; and

WHEREAS, this letter of commitment is a required prerequisite to the granting of a Negative Declaration by the San Francisco Planning Department pursuant to the California Environmental Quality Act and its related regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director's signature on the letter of commitment by the San Francisco Housing Authority to the Planning Department is hereby ratified, binding the San Francisco Housing Authority to the terms indicated in the letter.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

September 28, 1995
Date

Commissioner Redd motioned to ADOPT Resolution No. 4523 and Commissioner Marshall seconded the motion. There was not discussion on the motion. The vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

ABSENT FOR VOTING: Larry K. Lee, Commissioner

Resolution No. 4523 was ADOPTED.

(g) RESOLUTION NO. 4524

RESOLUTION RATIFYING THE SIGNATURE OF THE EXECUTIVE DIRECTOR ON A LETTER OF COMMITMENT BY THE SAN FRANCISCO HOUSING AUTHORITY TO EXECUTE STANDARD MITIGATION MEASURES FOR POSSIBLE ENVIRONMENTAL IMPACTS DURING THE CONSTRUCTION PHASE OF THE BERNAL DWELLINGS HOPE VI REDEVELOPMENT PROJECT, CAL 1-5

WHEREAS, the Authority prepared and submitted a Conditional Use Permit application and an Environmental Evaluation Form to the San Francisco Planning Department on July 12, 1995, for the demolition and reconstruction of the Bernal Dwellings HOPE VI redevelopment proposal; and

WHEREAS, the San Francisco Planning Department has requested that the Authority sign a letter of commitment to execute standard mitigation measures for possible environmental impacts during the construction phase of the Bernal Dwellings HOPE VI redevelopment project; and

WHEREAS, these mitigation measures are required by various local and state laws and regulations in the event of the discovery of these potential environmental issues; and

WHEREAS, this letter of commitment is a required prerequisite to the granting of a Negative Declaration by the San Francisco Planning Department pursuant to the California Environmental Quality Act and its related regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director's signature on the letter of commitment by the San Francisco Housing Authority to the Planning Department is hereby ratified, binding the San Francisco Housing Authority to the terms indicated in the letter.

2. This resolution shall take effect immediately

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

September 28, 1995
Date

Commissioner Kavanagh motioned to ADOPT Resolution No. 4524 and Commissioner Marshall seconded the motion. Commissioner Redd had concerns with continuing with the environmental impact studies when there had not been any funding allocated. Commissioner Carpeneti stated that this was identical to Resolution No. 4523 and that only if it proved necessary, would mitigation measures be exercised during the construction phase. Commissioner Palega asked that if the study were to be done, that the residents be included in being apprised of the findings, etc. The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTING:	Larry K. Lee, Commissioner

Resolution No. 4524 was ADOPTED.

(h) RESOLUTION NO. 4525

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSFER $800,000 FROM SECTION EIGHT RESERVES TO OPERATING FUND RESERVES BEFORE THE END OF FISCAL YEAR 1994/1995

WHEREAS, the San Francisco Housing Authority desires to maintain a level of funding capacity within the Operating Fund sufficient to meet anticipated requirements during the fiscal year beginning October 1, 1995 and ending September 30, 1996; and

WHEREAS, the policy of the Board of Commissioners is to maintain a grading of "A" on the Operating Fund Reserve level component of the Public Housing Management Assessment Program (PHMAP) score for the year ending September 30, 1995; and

WHEREAS, the Fiscal Division estimates uses of the Operating Fund reserve during Fiscal Year 1994/1995 to be in the range of $1,650,000; and

WHEREAS, the minimum Operating Fund Reserve amount required to meet the SFHA policy threshold at September 30, 1995 is $7,704,258; and

WHEREAS, without additional transfers the Fiscal Division estimates the Operating Fund Reserve Balance at September 30, 1995 will be $6,907,528; and

WHEREAS, the difference between the minimum fund balance required of $7,704,258 and the estimated balance of $6,907,528 is $796,730; and

WHEREAS, the balance of the aggregate Section Eight Fund Reserves is $4,260,628 at July 31, 1995, of which $1,731,334 is eligible for transfer to the Operating Fund, provided that the intended use of such a transfer is for the purpose of funding public housing or expenses related to public housing.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to transfer $800,000 from Section Eight Reserves to the Operating Fund Reserve.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

September 28, 1995
Date

Commissioner Meskunas motioned to ADOPT Resolution No. 4525 and Commissioner Marshall seconded the motion. There was no discussion on the motion. The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTING:	Larry K. Lee, Commissioner

Resolution No. 4525 was ADOPTED.

(I) RESOLUTION NO. 4526

RESOLUTION AUTHORIZING A FINANCIAL REPORT ON THE PERFORMANCE OF EVICTIONS AND RELATED SERVICES AT SFHA AND AT OTHER HOUSING AUTHORITIES, AND AUTHORIZING ISSUANCE OF A REQUEST FOR QUALIFICATIONS FOR ALL OR PART OF THE PERFORMANCE OF EVICTIONS AND RELATED SERVICES FOR SFHA

WHEREAS, the high and rising amount of Tenants Accounts Receivables (TARS) has been and is a matter of serious and ongoing concern for the San Francisco Housing Authority; and,

WHEREAS, HUD's Public Housing Management Assessment Program (PHMAP) requires that Tenants Accounts Receivables for tenants in possession be less than 10% of total tenant charges for the reporting period in order to meet minimum HUD standards for PHMAP reporting; and,

WHEREAS, SFHA Tenants Accounts Receivables for tenants in possession is substantially greater than 10% of total tenant charges for the current fiscal year; and,

WHEREAS, there have been repeated HUD audit findings in the past that where cause exists for eviction, tenants have not been timely evicted; and,

WHEREAS, there have been repeated HUD audit findings in the past that where rent has not been paid, tenants have not been timely evicted; and,

WHEREAS, it is important for the SFHA to observe HUD requirements and guidelines for TARS; and,

WHEREAS, bringing the TARS down to an acceptable level and maintaining the TARS at an acceptable level may exceed the capacity of current legal department and related staff assigned to this work; and,

WHEREAS, the San Francisco Housing Authority needs to explore all available alternatives for lowering the TARS and maintaining the TARS at an acceptable level, particularly in light of forecasted severe operating budget cutbacks by Congress.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is directed to have the Finance Department research and prepare a financial analysis of the SFHA performance of evictions and related services based on current conditions, and to have the Finance Department research and report on the costs incurred by other Housing Authorities in fulfilling this function. The Finance Department should then compare the information contained in these reports to responses received through the RFQ process herein authorized for possibly contracting out all or part of the performance of evictions and related services.

2. The City Attorney's Office is directed to prepare and issue a Request for Qualifications (RFQ) for performance all or part of evictions and related services for the San Francisco Housing Authority, and to coordinate the processing of the RFQ by the SFHA.

3. The Finance Department reports and the results of the RFQ process shall be reported back to the Commission, together with any other staff reports which the Executive Director may provide to assist in this matter, for the Commission to consider what action to take.

4. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Marie C. Blits
Marie C. Blits, Esq.
Deputy City Attorney

September 28, 1995
Date

Commissioner Meskunas motioned to ADOPT Resolution No. 4526 and Commissioner Carpeneti seconded the motion. Commissioner Palega asked to amend Resolution No. 4526 to delete the RFQ process to first find out the initial costs involved. It was his understanding that in the early 1980s, HUD had recommended the eviction process be in-house for cost-effectiveness. If evictions were to be done outside the Agency, he stated that there would be staff reductions, and the human element was not going to be there. He asked that Housing Authority research the cost and feasibility and felt this was not the time to send out an RFQ.

Commissioner Carpeneti stated that the RFQ would answer the questions regarding the costs, and that things have changed since the early 1980s. Tenants Accounts Receivables (TARS) has gone up from approximately $70,000,00-80,000.00 when Commissioner Carpeneti began on the Board to $267,000.00 for the quarter period. Regarding the human element, he stated that if the Commission wanted to rule that people did not have to pay rent, then that was fine. In his opinion, it was an absolute disservice to the residents that do pay rent, to have nine persons, owing approximately $90,000.00, allowed to continue being residents. He was extremely outraged and went on to state that he attended a meeting with Secretary Cisneros, and the Secretary told Mayor Jordon that he had people living there that shouldn't be. He stated that it was long past time to do something about the situation, and that the people working on the evictions now have just not done the job.

Commissioner Redd concurred and asked the staff to make extra efforts to rectify the problem as soon as possible.

Commissioner Meskunas stated that Resolution No. 4526 did nothing more than provide a report on the financial impact of the TARS and the eviction process, and that it did not obligate the Housing Authority into making a decision on contracting out the legal services. It also allowed for the City Attorney's office to put out an RFQ to see what the costs are to do evictions outside the Agency and share that information with the Finance Committee. In the interim, she hoped that the Commission would be able to get a report from Housing Operations on how much at fault were the property managers and the Legal Department. From there, the Commission would have enough information to make an informed decision at a later date.

Commissioner Palega asked why this information couldn't have been gathered unofficially. Commissioner Carpeneti stated that he has been trying for one and one-half years to get this information and that what he and the other Commissioners received was a 25-30 page self-serving document from the Legal Department saying what a great job they were doing. He added that if there were any Commissioners that have told staff members of the Legal Department that they would strive to help those staff members keep their jobs, then he said he believed that the Commissioners would be disqualified from voting, as it would be a conflict of interest. He asked Marie Blits for her legal opinion. Ms. Blits stated that those of the Commission should be responsible for disqualifying themselves from voting should they feel that they could not impartially decide a matter. A heated discussion ensued. A roll call vote was taken:

Richard Carpeneti, President	**AYE**
Hadie Redd, Vice President	**NAY**
Barbara R. Meskunas, Commissioner	**AYE**
Sululagi Palega, Sr., Commissioner	**NAY**
Thelma Kavanagh, Commissioner	**AYE**
Juanita D. Marshall, Commissioner	**AYE**
ABSENT FOR VOTING:	Larry K. Lee, Commissioner

Resolution No. 4526 was ADOPTED.

(j) RESOLUTION NO. 4527

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF AGREEMENT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE UJAMAA WESTBROOK/ HUNTERS' POINT "A" EAST RESIDENT MANAGEMENT CORPORATION TO LEASE AN OFFICE SPACE FOR THE OPERATIONS OF THE UJAMAA WESTBROOK/ HUNTERS' POINT "A" EAST RESIDENT MANAGEMENT CORPORATION AT 90 KISKA ROAD

WHEREAS, the San Francisco Housing Authority wishes to promote and endorse resident management opportunities for the residents that live in public housing; and

WHEREAS, the UJAMAA is the duly elected representative group of the Westbrook and Hunters' Point "A" East Developments; and

WHEREAS, the residents of Westbrook and Hunters' Point "A" East and the San Francisco Housing Authority have written a Memorandum of Agreement to lease office space at 90 Kiska Road.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute the enclosed Memorandum of Agreement between the San Francisco Housing Authority and the UJAMAA, under the conditions indicated in the Memorandum of Agreement.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

September 28, 1995
Date

Commissioner Meskunas motioned to ADOPT Resolution No. 4527 and Commissioner Carpeneti seconded the motion. Commissioner Palega asked if there had been any discussions about the office space and a possibly putting in a store at that location, and who was going to be liable since it was a secluded area. The vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

ABSENT FOR VOTING: Larry K. Lee, Commissioner

Resolution No. 4527 was ADOPTED.

(k) RESOLUTION NO. 4528

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH UJAMAA WESTBROOK/HUNTERS POINT "A" EAST RESIDENT MANAGEMENT CORPORATION (UJAMAA) TO MANAGE THE COMPREHENSIVE MODERNIZATION GRANT PROGRAM IN AN AMOUNT NOT TO EXCEED $300,000 PURSUANT TO SECTION V OF THE JULY 28, 1994 MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND UJAMAA AS APPROVED

WHEREAS, the San Francisco Housing Authority (Authority) wishes to promote and endorse economic development opportunities for the residents that live in public housing; and

WHEREAS, the Authority approved on July 28, 1994, Resolution #4300, authorizing the Executive Director to execute a Memorandum of Understanding (1994 MOU) between the Authority and the UJAMAA Westbrook/ Hunters Point "A" East Development Resident Management Corporation (UJAMAA), which was signed by all parties by August 2, 1994; and

WHEREAS, Section IV of the 1994 MOU states that the "Authority shall work with and assist the UJAMAA Westbrook/Hunters Point "A" East so it can expeditiously as possible demonstrate its ability to manage public housing effectively and efficiently"; and

WHEREAS, Section V of the 1994 MOU states that the "UJAMAA Westbrook/Hunters Point "A" East Resident Management Corporation may, from time to time, enter into management contracts as necessary under which UJAMAA Westbrook/ Hunters Point "A" East will agree to perform any or all management functions for which the San Francisco Housing Authority is responsible to the U.S. Department of Housing and Urban Development (HUD)"; and

WHEREAS, UJAMAA has already assumed some management functions for the Comprehensive Modernization Grant Program in cooperation with and under the guidance of Authority staff; and

WHEREAS, UJAMAA feels ready to rightfully undertake the responsibilities to carry this Site Improvement Resident Management Contract in the amount not-to-exceed of $300,000; and

WHEREAS, the management of the Comprehensive Modernization Grant Program by UJAMAA is an important step in the ten-year Comprehensive Revitalization of the program of the residents of UJAMAA Westbrook/Hunter's Point "A" East;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract between the Authority

and UJAMAA to allow UJAMAA to manage the Comprehensive Modernization Program (Attachment "A") .

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

September 28, 1995
Date

Commissioner Meskunas motioned to ADOPT Resolution No. 4528 and Commissioner Marshall seconded the motion. Commissioner Palega asked how much of the actual Comp Grant funds were being talked about. He asked for clarification if Resolution No. 4528 was only for the Westbrook/Hunters View "A" East or for all of the Housing Authority's Comp Grant and had the RMC ever managed this amount of funding previously.

Ms. Teresa Coleman, President - Westbrook/Hunter View RMC, stated that she had staff send a package of information on Resolution No. 4528 over to Ms. Joyce Roberson, HUD, for review and comment. Secondly, UJAMAA had not handled funding that large previously, however, she stated that UJAMAA had managed a tutorial program, the housing development, cleanup crew, etc., and had been asking for this administrative cost for years.

Commissioner Palega stated for the record that when dealing with cold, hard cash that sometimes it can be hard. With the way funding is being cut, he wanted to ensure that there was a way to come back and have the opportunity to request more funding if everything was in order.

Ms. Coleman stated that UJAMAA met with Dr. Thornton and provided the Housing Authority with all of their contracts. She stated that UJAMAA was well aware of the legal process and put in place the attorneys and accountants necessary to set up the foundation for bookkeeping. UJAMAA has agreed to do a quarterly report.

Commissioner Kavanagh stated that insofar as the materials already sent to HUD, and HUD was willing to assist, she asked if UJAMAA would be equally as willing to take suggestions and any assistance that HUD may offer. Ms. Coleman concurred.

Commissioner Meskunas thanked UJAMAA for their infinite patience in dealing with this contract. It had taken a couple of years to do, and with many legal hurdles, so now all of the RMCs can see that they can be fairly dealt with by the Housing Authority, with these standards in place. The vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

ABSENT FOR VOTING: Larry K. Lee, Commissioner

Resolution No. 4528 was ADOPTED.

(l) RESOLUTION NO. 4529

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH MISSION NEIGHBORHOOD CENTERS (DBA: PRECITA VALLEY COMMUNITY CENTER) FOR YOUTH TUTORIAL SERVICES AT BERNAL DWELLINGS IN AN AMOUNT NOT TO EXCEED $42,419.00 OVER A SIX MONTH PERIOD

WHEREAS, the Authority solicited for youth tutorials services in full and open competition pursuant to a Request for Proposals, "Building Leadership/Building Community," issued in July of 1995; and,

WHEREAS, the Authority received responses from the Institute for the Advanced Study of Black Family Live & Culture, Mission Neighborhood Centers, Inc., Make It Public, Renaissance/Parents of Success and Shoreview Tenant's Association; and,

WHEREAS, a review panel consisting of members from the professional community representing the Redevelopment Agency, Mayors Office of Children Youth and Family, the Urban Institute, a resident SFHA Commissioner, and Bernal residents, were given the opportunity to evaluate the proposals. That review resulted in the selection of Mission Neighborhood Centers (dba Precita Valley Community Center) as one of the respondents that could provide the required services in a manner that is most advantageous to the Authority, cost and other factors considered; and,

WHEREAS, in accordance with procurement regulations under 24 CFR, Part 85.36, the Authority may now award a contract to Mission Neighborhood Centers (dba: Precita Valley Community Center); and,

WHEREAS, funding for the services described above has been approved as part of the HOPE VI Community and Supportive Services grant and as a focus area mandate of the Corporation for National Service in compliance with the Authority's HOPE VI Community and Supportive services

proposal grant agreement signed on June 8, 1995.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate a contract with Mission Neighborhood Centers (dba Precita Valley Community Center) for youth tutorial services at Bernal Dwellings in an amount not to exceed $42,419.00 over a six month period, which shall be consistent with the RFP and which shall substantially maintain the current level of youth tutorial services from this provider at Bernal Dwellings for that time period. Upon approval by legal counsel for form and legality, the Executive Director is authorized to then enter into said contract on behalf of SFHA.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Marie C. Blits
Marie C. Blits, Esq.
Deputy City Attorney

September 28, 1995
Date

Commissioner Redd motioned to ADOPT Resolution No. 4529 and Commissioner Carpeneti seconded the motion. There was no discussion on the motion. The vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

ABSENT FOR VOTING: Larry K. Lee, Commissioner

Resolution No. 4529 was ADOPTED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Christine Neal, Alice Griffith Development
Jan Allen, 320/330 Clementina Development
Jimmie Mumphrey, Hunters View Development
Jewel Green, Hunters View Development
Tiki Hadley, Alemany Development
Vera Kennedy, Hunters View Development
Brenda Stringer, On the Go Movers
Margaret Verges
Kevin Robinson, Alemany RMC
Malik Rahim
Jewel Parker

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

There being no further business to come before the Commission, the Regular meeting of September 28, 1995 was adjourned by Commissioner Carpeneti at 7:15 p.m. by consensus. The next Regular meeting has been scheduled for October 12, 1995 at 440 Turk Street at 4:00 p.m.

Richard Carpeneti
President

Al Nelson
Acting Deputy Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

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October 6, 1995

PUBLIC NOTICE

The Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m. in the Commission Room on Thursday, October 12, 1995, at 440 Turk Street, San Francisco, California.

The Commission will also adjourn to Executive (Closed) Session to confer with Legal Counsel on pending litigation, pursuant to Government Code Section 54956.9(a):

1. United States District Court for the Northern District, Case No. C951558 FSL
   Deborah Whittle, Cordell Olive and Kathleen Jamison v. The San Francisco Housing Authority, Felipe Floresca, Barbara Meskunas, Milton F. Reiterman, Peter Byrne, The Institute For Contemporary Studies.

2. San Francisco County Superior Court, Case No. 969350
   Tommie Hodge v. City and County of San Francisco; San Francisco Housing Authority, Felipe M. Floresca, Barbara Meskunas, Milt Reiterman, and Does One through Fifty.

3. San Francisco County Superior Court, Case No. 971333
   Evert H. Heynneman, et al, v. Housing Authority of the City and County of San Francisco.

4. San Francisco County Superior Court, Case No. 971348
   Helen Mason, James Franklin v. San Francisco Housing Authority, Felipe M. Floresca, Albert Nelson, Daryl Etheley, and Does 1-100, Inclusive.

5. San Francisco County Superior Court, Case No. 970963
   Walter Patrick v. The San Francisco Housing Authority, Felipe M. Floresca, Milton F. Reiterman, and Does 1-XX, Inclusive.

6. U.S. District Court No. C94 2380 SBA
   Paredes vs. San Francisco Housing Authority.

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY OCTOBER 12, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, October 12, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

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2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a1) Resolution - Authorizing the Executive Director to Procure Utility Related Services from California Energy Investment Corporation ($74,070.00), Golden Gate Disposal and Sunset Scavenger ($1,343,840.00), Pacific Gas and Electric Company ($5,440,310.00), Sanitary Fill Company ($159,640.00), and San Francisco Water Department ($4,259,300.00) during Fiscal Year 1995-96

(a2) Resolution - Authorizing the Executive Director to Procure Postal Services from the United States Postal Service ($30,000.00) and RMRS Systems ($60,000.00) during Fiscal Year 1995-96

(a3) Resolution - Authorizing the Executive Director to Procure Telephone Services from A.T.& T., Pacific Bell, Pactel Mobile Services ($381,830.00) during Fiscal Year 1995-96

(a4) Resolution - Authorizing the Executive Director to Procure Eviction Services from the San Francisco Sheriff's Department ($15,000.00) during Fiscal Year 1995-96

(a5) Resolution - Authorizing the Executive Director to Procure Health Related Services from the Public Employees Retirement System ($960,000.00), Delta Dental Plan ($175,000.00) and Vision Care ($30,000.00), Standard Life Insurance ($37,000.00) and Department of Public Health ($15,000.00) during Fiscal Year 1995-96

(a6) Resolution - Authorizing the Executive Director to Procure Gasoline and Lubricants from the City and County of San Francisco Central Shops ($150,000.00) during Fiscal Year 1995-96

(a7) Resolution - Authorizing the Executive Director to Extend the Personal Services Contract with Milton F. Reiterman ($60,000.00) during Fiscal Year 1995-96

(a8) Resolution - Authorizing the Executive Director to Provide Funding for Contracts with Savin Corporation ($80,000.00) and Xerox Corporation ($21,600.00) during Fiscal Year 1995-96

(a9) Resolution - Authorizing the Executive Director to Provide Funding to Procure Motors, Pumps and Controls for Boiler Maintenance and Replacement Parts from California Hydronics ($50,000.00), Control Tech ($30,000.00), Control Co. ($15,000.00) and Steam & Plumbing ($15,000.00) during Fiscal Year 1995-96

(a10) Resolution - Authorizing the Executive Director to Provide Funding for Contracts with General Electric ($360,000.00) P.D.Q. ($15,000.00), W.C.I. ($15,000.00) and Frigidaire ($15,000.00) during Fiscal Year 1995-96

(a11) Resolution - Authorizing the Executive Director to Provide Funding for a Contract with Atlas Elevators ($300,000.00) during Fiscal Year 1995-96

(a12) Resolution - Authorizing the Executive Director to Provide Funding for Vehicle Repair and Maintenance with AA Quality Auto Repair, George's Brake & Front End, Inc., J & S Auto Repair Shop, A & C Auto Clinic, Gage Automotive, Rick's Tire Service and PKS Towing ($130,000.00) during Fiscal Year 1995-96

(a13) Resolution - Authorizing the Executive Director to Provide Payments for a Contract with Western Security Bureau of Northern California ($90,000.00) during Fiscal Year 1995-96, Reimbursement Subject to Funding Availability from the Mayor's Office of Criminal Justice

(a14) Resolution - Authorizing the Executive Director to Provide Funding for a Contract with the Service Employees Union Local 14 ($33,600.00) during Fiscal Year 1995-96

(a15) Resolution - Authorizing the Executive Director to Provide Funding for a Contract with Port's Quick Service Process Serving ($20,000.00) during Fiscal Year 1995-96

(a16) Resolution - Authorizing the Executive Director to Provide Funding for Contracts with Creative Computer Systems ($20,000.00) for Preventive Maintenance and ($50,000.00) to Complete Installation

of Software, Programming and Upgrades during Fiscal Year 1995-96

(a17) Resolution - Authorizing the Executive Director to Provide Funding for Contracts with Bay Area Mechanical & Engineering, Inc. and Demakas Plumbing & Heating ($50,000) during Fiscal Year 1995-96

(a18) Resolution - Authorizing the Executive Director to Provide Funding to Procure Lumber, Sheetrock and Associated Materials from San Bruno Lumber Company, Incorporated ($125,000.00) during Fiscal Year 1995-96

(a19) Resolution - Authorizing the Executive Director to Provide Funding to Procure Automobile Insurance with Unigard Insurance Company ($191,389.00) during Fiscal Year 1995-96

(a20) Resolution - Authorizing the Executive Director to Provide Funding for a Contract with OZ Movers for Eviction, Relocation and Storage Services in an Amount not to Exceed $40,000.00 during Fiscal Year 1995-96

(b) Resolution - Authorizing Travel to Washington, D.C. on October 31 Through November 2, 1995 to Meet with Officials of the Department of Housing and Urban Development in an Amount Not to Exceed $2,800.00

(c) Resolution - Approving the Submission of the San Francisco Housing Authority's Demolition Application to HUD which includes the Plan to Demolish 208 Units of Public Housing at Bernal Dwellings Public Housing Development (CAL 1-5) the Replacement Housing Plan, the Relocation Plan and Certification that the Authority will follow all Pertinent Regulations in Section 187 of the Housing Act of 1937 and any Amendments thereafter

(d) Resolution - Approving the Submission of the San Francisco Housing Authority's Demolition Application to HUD which includes the Plan to Demolish 276 Units of Public Housing at Yerba Buena Plaza East Public Housing Development (CAL 1-18(2)) the Replacement Housing Plan, the Relocation Plan and Certification that the Authority will follow all Pertinent Regulations in Section 187 of the Housing Act of 1937 and any Amendments thereafter

(e) Resolution - Approving Write-Off of Vacated Tenant Accounts Receivable in the Amount of $175,746.39 for the Quarter Ending September 30, 1995

(f) Resolution - Authorizing the Executive Director to Enter into a Contract with NBA Engineering, Inc., to Provide Engineering Services to Investigate and Evaluate the Plumbing/Sewer Systems, Prepare Construction Drawings, and Provide Contract Administration for Necessary Repairs at CAL 1-8, Westside Courts, CAL 1-11, North Beach, CAL 1-21, Clementina Towers, and CAL 1-28, 666 Ellis Street, in the Amount of $131,000.00

(g) Resolution - Approving Comprehensive Grant Program to Consolidated Annual Contributions Contract No. SF-255 and Authorizing its Execution

(h) Resolution - Authorizing the Advertisement for Proposals to Purchase an Advertisement for Proposals to Purchase an Automobile for the Executive Director in an Amount Not to Exceed $20,000.00

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

During the Regular meeting, the Commission will adjourn to Executive (Closed) Session to confer with Legal Counsel on pending litigation, pursuant to Government Code Section 54956.9(a):

1. United States District Court for the Northern District, Case No. C951558 FSL
Deborah Whittle, Cordell Olive and Kathleen Jamison v. The San Francisco Housing Authority, Felipe Floresca, Barbara Meskunas, Milton F. Reiterman, Peter Byrne, The Institute For Contemporary Studies.

2. San Francisco County Superior Court, Case No. 969350
Tommie Hodge v. City and County of San Francisco; San Francisco Housing Authority, Felipe M. Floresca, Barbara Meskunas, Milt Reiterman, and Does One through Fifty.

3. San Francisco County Superior Court, Case No. 971333
Evert H. Heynneman, et al, v. Housing Authority of the City and County of San Francisco.

4. San Francisco County Superior Court, Case No. 971348
Helen Mason, James Franklin v. San Francisco Housing Authority, Felipe M. Floresca, Albert Nelson, Daryl Etheley, and Does 1-100, Inclusive.

5. San Francisco County Superior Court, Case No. 970963
Walter Patrick v. The San Francisco Housing Authority, Felipe M. Floresca, Milton F. Reiterman, and Does 1-XX, Inclusive.

6. U.S. District Court No. C94 2380 SBA
Paredes vs. San Francisco Housing Authority.

14. ADJOURNMENT:

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

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HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Regular Meeting Held:
Thursday, October 12, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in session at 440 Turk Street, San Francisco, California on Thursday, October 12, 1995 at 4:12 p.m.

The meeting was called to order by President Carpeneti.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Richard Carpeneti, President
Hadie Redd, Vice President
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner*
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

ABSENT: Barbara R. Meskunas, Commissioner

A quorum was present.

ALSO PRESENT: Shirley A. Thornton, Ed.D., Executive Director
Marie Corlett Blits, Esq., Deputy City Attorney, City and County of San Francisco
Debrenia F. Madison, Esq., Assistant Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Carpeneti stated that the Agenda was lengthy but simple. Resolution Nos. (a13), (e), and (h) were WITHDRAWN from the Agenda and would be renoticed or reconsidered at later time. Additionally, the Consent Calendar had been noticed incorrectly, and there were corrections on the Agenda. Commissioner Carpeneti read the corrected Agenda. Commissioner Carpeneti motioned to approve the Agenda and Commissioner Palega seconded the motion. The Agenda was APPROVED as AMENDED.

3. APPROVAL OF MINUTES:

Commissioner Marshall motioned to approve the Minutes and Commissioner Redd seconded the motion. The Minutes were APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Lee asked the status of the Ping Yuen Residents Improvement Association.

Dr. Thornton stated that she had met with the Ping Yuen Tenant Association, and the S.F.P.D. district representative. She stated that they were going to address the promises made to the Association prior to her arrival in office. A discussion ensued regarding protective doors.

Commissioner Carpeneti stated that he had sent a letter of thanks to Senator Dianne Feinstein and Congresswoman Nancy Pelosi for their help in securing the funding for Hayes Valley. He stated that he received a copy of a letter to Supervisor Kennedy from Mayor Frank Jordan's office urging the tabling of the one-for-one replacement. He stated that the residents will be given the opportunity to either return to the developments when rebuilt, receive a Section 8 certificate or other public housing. He also received a letter from the Civil Service Commission regarding its policy on employment of persons with disabilities and stated the Housing Authority policy was the same.

Commissioner Carpeneti asked Dr. Thornton the status of the eviction financial analysis and she stated that staff was still working on it. He also asked about the reorganization, and Dr. Thornton stated that there was going to be another meeting to discuss it.

Commissioner Lee asked what residents have been hired for contracted work for the developments. Ms. Barbara Smith, Director of Housing Development, stated that a report could be provided for the Commission. Commissioner Carpeneti asked if it would be possible to get the report before the next Commission meeting and she said it would. A discussion ensued regarding resident hiring.

5. REPORT OF SECRETARY:

Housing Task Force Officer Billy Ray Smith gave a safety report and issues impacting public housing.

Dr. Thornton reported that during the month of September, there have been fifteen instances where dogs have begun to be moved out of the developments. She stated that letters will be sent out to residents who are in arrears in rent, and to residents that will have to pay for any damages to development property.

She thanked Mahisha Rahim, Marie Swanson, and Cecilia Shepard for their outstanding presentation to Secretary Cisneros in Washington, D.C., when the Housing Authority received the monies for Hayes Valley.

Dr. Thornton introduced two new staff members, Mrs. Maryann Crayton, her new Executive Secretary, and Mr. Raymond Lavelle, Commission Secretary. Mrs. Crayton worked for years for the San Francisco Unified School District, and Mr. Lavelle has worked for Goodwill Industries for eight years. She personally thanked Ms. Gayle Hudson, Office Manager, for her help with the reorganization.

6. COMMITTEE REPORT:

Commissioner Redd stated that the Health and Safety Committee met and the Committee wanted to thank Ms. Ingabore Robinson - Neighborhood Initiatives, Mr. Jim Williams -

Director of Housing Management, Ms. Sheila Holmes - Housing Management, and the S.F. P.D. An update of the resource centers was given. A long discussion ensued regarding garbage pickups, cans and dumpsters at the developments.

Commissioner Carpeneti stated that the Site and Design Committee met and reviewed and passed Resolution Nos. (4550), (4551), and (4552).

7. REPORT OF COUNSEL:

Debrenia F. Madison, Esq., stated that the Legal Department was preparing a Year-End report. There were no other new matters to report.

8. TENANT REPRESENTATIVE REPORT:

Ms. Christine Neal, PHTA, reported that residents wanting to run for PHTA officers would be able to speak for three minutes each on Wednesday, October 25, 1995 at 11:00 a.m. Elections would be held on Friday, November 10, 1995. A long discussion ensued on the HUD by-laws.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Mary Rogers
Malik Rahim
Margaret Verges,
Bessie Crockett, Valencia Gardens

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a1) RESOLUTION NO. 4530

AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCURE UTILITY RELATED SERVICES FROM CALIFORNIA ENERGY INVESTMENT CORPORATION ($74,070.00), GOLDEN GATE DISPOSAL AND SUNSET SCAVENGER ($1,343,840.00), PACIFIC GAS AND ELECTRIC COMPANY ($5,440,310.00), SANITARY FILL COMPANY ($159,640.00), AND SAN FRANCISCO WATER DEPARTMENT ($4,259,300.00) DURING FISCAL YEAR 1995-96

WHEREAS, the Authority procures required and necessary utility related services from the following vendors:

- California Energy Investment Corporation (solar panels)
- Golden Gate Disposal and Sunset Scavenger Co. (garbage removal)
- Pacific Gas & Electric Company
- Sanitary Fill Company (garbage disposal site)
- San Francisco Water Department; and

WHEREAS, funding for the services detailed above is available as part of the Authority's operating budget for Fiscal Year 1995-96;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to procure the utility related services of the following vendors in the not to exceed amounts specified herein, except as provided for under the procurement policy adopted by the Commission on June 13, 1991:

   - California Energy Investment Corporation - ($74,070.00)
   - Golden Gate Disposal and Sunset Scavenger Co. - ($1,343,840.00)
   - Pacific Gas & Electric Company - ($5,440,310.00)
   - Sanitary Fill Company - ($159,640.00)
   - San Francisco Water Department - ($4,259,300.00)

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

Commissioner Redd motioned to ADOPT Resolution No. 4530 and Commissioner Carpeneti seconded the motion. The vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Larry K. Lee, Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

ABSENT Barbara R. Meskunas, Commissioner
FOR VOTE: Sululagi Palega, Sr., Commissioner

Resolution No. 4530 was ADOPTED.

(a2) RESOLUTION NO. 4531

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCURE POSTAL SERVICES FROM THE UNITED STATES POSTAL SERVICE ($30,000.00) AND RMRS SYSTEMS ($60,000.00) DURING FISCAL YEAR 1995-96

WHEREAS, the Authority procures required and necessary postal services from the following vendors:

- United States Postal Service (bulk mailing)
- RMRS Systems (postage meter); and

WHEREAS, funding for the services detailed above is available as part of the Authority's operating budget and Section 8 Administrative fees for Fiscal Year 1995-96;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to procure the postal services of the following vendors in the not to exceed amounts specified herein, except as provided for under the procurement policy adopted by the Commission on June 13, 1991:

   - United States Postal Service - ($30,000.00)
   - RMRS Systems - ($60,000.00)

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

This Resolution was ADOPTED by the same call as for Item (a1) (Resolution No. 4530). That call was : "The vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Larry K. Lee, Commissioner

Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

ABSENT FOR VOTE: Barbara R. Meskunas, Commissioner
Sululagi Palega, Sr., Commissioner"

Resolution No. 4531 was ADOPTED.

(a3) RESOLUTION NO. 4532

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCURE TELEPHONE SERVICES FROM A.T.& T., PACIFIC BELL, AND PACTEL MOBILE SERVICES ($381,830.00) DURING FISCAL YEAR 1995-96

WHEREAS, the Authority procures required and necessary telephone related services from the following vendors:

- A.T.& T. (long distance carrier)
- Pacific Bell (local carrier and Centrex system maintenance)
- Pactel Mobile Services (mobile telephones); and

WHEREAS, funding for the services detailed above is available as part of the Authority's operating budget and Section 8 Administrative fees for Fiscal Year 1995-96;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to procure the telephone related services of AT&T, Pacific Bell, and Pactel Mobile Services in an amount not to exceed $381,830.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991:

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

This Resolution was ADOPTED by the same call as for Item (a1) (Resolution No. 4530). That call was : "The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTE:	Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner"

Resolution No. 4532 was ADOPTED.

(a4) RESOLUTION NO. 4533

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCURE EVICTION SERVICES FROM THE SAN FRANCISCO SHERIFF DEPARTMENT ($15,000.00) DURING FISCAL YEAR 1995-96

WHEREAS, the Authority procures required and necessary eviction services from the San Francisco Sheriff Department to comply with legal eviction proceedings; and

WHEREAS, funding for the services detailed above is available as part of the Authority's operating budget for Fiscal Year 1995-96;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to procure the eviction related services of the following vendor(s) in the not to exceed amount(s) specified herein, except as provided for under the procurement policy adopted by the Commission on June 13, 1991:

   - San Francisco Sheriff Department - ($15,000.00)

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

This Resolution was ADOPTED by the same call as for Item (a1) (Resolution No. 4530). That call was : "The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTE:	Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner"

Resolution No. 4533 was ADOPTED.

(a5) RESOLUTION NO. 4534

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCURE HEALTH RELATED SERVICES FROM THE PUBLIC EMPLOYEES RETIREMENT SYSTEM ($960,000.00), DELTA DENTAL PLAN ($175,000.00), VISION CARE ($30,000.00) STANDARD LIFE INSURANCE ($37,000.00) AND DEPARTMENT OF PUBLIC HEALTH ($15,000.00) DURING FISCAL YEAR 1995-96

WHEREAS, the Authority procures required and necessary health related services from the following vendors:

- Public Employees Retirement System (PERS, medical and retirement benefits)
- Delta Dental Plan (dental care benefits)
- Vision Care (eye care benefits)
- Standard Life Insurance (death benefits)
- Department of Public Health (hazardous material permit fees and disposal services); and

WHEREAS, funding for the services detailed above is available as part of the Authority's operating budget and Section 8 Administrative fees for Fiscal Year 1995-96;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to procure the health related services of the following vendor(s) in the not to exceed amount(s) specified herein, except as provided for under the procurement policy adopted by the Commission on June 13, 1991:

   - Public Employees Retirement System - ($960,000.00)
   - Delta Dental Plan - ($175,000.00)
   - Vision Care - ($30,000.00)
   - Standard Life Insurance ($37,000.00)
   - Department of Public Health - ($15,000.00)

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

This Resolution was ADOPTED by the same call as for Item (a1) (Resolution No. 4530). That call was : "The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTE:	Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner"

Resolution No. 4534 was ADOPTED.

(a6) RESOLUTION NO. 4535

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCURE GASOLINE AND LUBRICANTS FROM THE CITY AND COUNTY OF SAN FRANCISCO ($150,000.00) DURING FISCAL YEAR 1995-96

WHEREAS, the Authority procures gasoline and lubricants for its vehicles from the City and County of San Francisco at below market rates; and

WHEREAS, funding for the services detailed above is available as part of the Authority's operating budget and Section 8 Administrative fees for Fiscal Year 1995-96;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to procure gasoline and lubricants for Authority vehicles from the following vendor(s) in the not to exceed amount(s) specified herein, except as provided for under the procurement policy adopted by the Commission on June 13, 1991:

   - City and County of San Francisco - ($150,000.00)

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

This Resolution was ADOPTED by the same call as for Item (a1) (Resolution No. 4530). That call was : "The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTE:	Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner"

Resolution No. 4535 was ADOPTED.

(a7) RESOLUTION NO. __

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXTEND THE PERSONAL SERVICES CONTRACT WITH MILTON F. REITERMAN ($60,000.00) DURING FISCAL YEAR 1995-96

(a7) RESOLUTION NO. 4536

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR A CONTRACT WITH MILTON F. REITERMAN ($60,000.00) DURING FISCAL YEAR 1995-96

WHEREAS, the Authority solicited for proposals in full and open competition, and awarded a contract to Milton F. Reiterman for labor relations consulting services; and

WHEREAS, the Commission approved the contract award pursuant to Resolution number 4260, adopted on May 12, 1994; and

WHEREAS, the services provided are of a necessary and vital nature, and would present significant operating difficulties for the Authority if funding is not approved as requested herein; and

WHEREAS, the contractor named above has performed or provided services in an acceptable

manner, and the request for funding of the contract for the new fiscal year is in accordance with the Authority's procurement policy; and

WHEREAS, funding for services described herein is available as part of the Authority's operating budget and Section 8 administrative fees for fiscal year 1995-96;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide funding for the service as described above from the contractor in the not to exceed amount specified herein, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

   - Milton F. Reiterman - ($60,000.00)

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

This Resolution was ADOPTED by the same call as for Item (a1) (Resolution No. 4530). That call was : "The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTE:	Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner"

Resolution No. 4536 was ADOPTED.

(a8) RESOLUTION NO. 4537

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR CONTRACTS WITH SAVIN CORPORATION ($80,000.00) AND XEROX CORPORATION ($21,600.00) DURING FISCAL YEAR 1995-96

WHEREAS, the Authority solicited for bids in full and open competition, and awarded contracts to Savin Corporation for the 36 month lease of photocopiers and to extend the Maintenance Agreement with the Xerox Corporation for 1090 Copier; and

WHEREAS, the Commission approved the contract award pursuant to Resolution number 4427, adopted on February 23, 1995; and

WHEREAS, the services provided, including the supplies and maintenance for the leased equipment, are of a necessary and vital nature, and would present significant operating difficulties for the Authority if funding is not approved as requested herein; and

WHEREAS, the contractors named above have performed or provided services in an acceptable manner, and the request for funding of the contracts for the new fiscal year is in accordance with the Authority's procurement policy; and

WHEREAS, funding for services described herein is available as part of the Authority's operating budget and Section 8 administrative fees for fiscal year 1995-96;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide funding for the services described above from the following vendor(s) in the not to exceed amount(s) specified herein, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

   - Savin Corporation - ($80,000.00)
   - Xerox Corporation - ($21,600.00)

2. This resolution is effective immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

This Resolution was ADOPTED by the same call as for Item (a1) (Resolution No. 4530). That call was : "The vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Larry K. Lee, Commissioner
Thelma Kavanagh, Commissioner

Juanita D. Marshall, Commissioner

NAY: None

ABSENT FOR VOTE: Barbara R. Meskunas, Commissioner
Sululagi Palega, Sr., Commissioner"

Resolution No. 4537 was ADOPTED.

(a9) RESOLUTION NO. ___

AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING TO PROCURE MOTORS, PUMPS AND CONTROLS FOR BOILER MAINTENANCE AND REPLACEMENT PARTS FROM CALIFORNIA HYDRONICS ($50,000.00), CONTROL TECH ($30,000.00), CONTROL CO. ($15,000.00) AND STEAM & PLUMBING ($15,000.00) DURING FISCAL YEAR 1995-96

(a9) RESOLUTION NO. 4538

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING TO PROCURE BOILER REPLACEMENT/REPAIR PARTS AND CONTROL REPAIR SERVICES FROM CALIFORNIA HYDRONICS ($50,000.00), CONTROL TECH ($30,000.00), CONTROL CO ($15,000.00) AND STEAM & PLUMBING ($15,000.00) DURING FISCAL YEAR 1995-96

WHEREAS, the Authority solicited quotations for replacement/repair parts and control repair services for the Maintenance of Boilers from California Hydronics, Control Tech, Control Co and Steam & Plumbing; and

WHEREAS, the above companies are either distributors or the only source for specific replacement boiler parts and control repair services, which are of a necessary and vital nature, and would present health and safety violation difficulties for the Authority if funding is not approved as requested herein and;

WHEREAS, the vendors named above have performed and supplied replacement/repair parts and control repair services in an acceptable manner for the Authority to continue to provide heat and hot water to its residential apartments, and the request for funding is in accordance with the Authority's procurement policy and;

WHEREAS, funding for the procurement of replacement/repair parts and control repair services is available as part of the Authority's operating budget for fiscal year 1995-96;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide funding to procure boiler replacement/repair parts and control repair services from the following vendors in the not to exceed amounts specified herein, California Hydronics ($50,000.00), Control

Tech ($30,000.00), Control Co ($15,000.00) and Steam & Plumbing ($15,000.00), except as provided for under the provisions of the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution is effective immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

This Resolution was ADOPTED by the same call as for Item (a1) (Resolution No. 4530). That call was : "The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTE:	Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner"

Resolution No. 4538 was ADOPTED.

(a10) RESOLUTION NO. ___

AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR CONTRACTS WITH GENERAL ELECTRIC ($360,000.00) P.D.Q. ($15,000.00), W.C.I. ($15,000.00) AND FRIGIDAIRE ($15,000.00) DURING FISCAL YEAR 1995-96

(a10) RESOLUTION NO. 4539

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR THE PROCUREMENT OF STOVES, REFRIGERATORS AND REPLACEMENT PARTS FROM GENERAL ELECTRIC ($360,000.00), REPLACEMENT PARTS FOR OTHER THAN G.E. APPLIANCES FROM P.D.Q. ($15,000.00) W.C.I. ($15,000.00) AND FRIGIDAIRE ($15,000.00) DURING THE FISCAL YEAR 1995-96

WHEREAS, the San Francisco Housing Authority solicited bids for the purchase of stoves and refrigerators in full and open competition pursuant to Invitation for Bids (IFB) number 009-94; and

WHEREAS, the Authority received responses from two qualified bidders in accordance with the requirements of the IFB, General Electric and Frigidaire; and

WHEREAS, an evaluation of the bids resulted in a determination that General Electric is the lowest, responsive, responsible bidder for overall price, and in accordance with procurement regulations under 24 CFR, Part 85.36, should be awarded the contract; and

WHEREAS, quotations were received from P.D.Q., W.C.I. and Frigidaire for replacement parts for existing Frigidaire, Westinghouse and Sears appliances; and

WHEREAS, funding for the purchase of appliances and replacement parts has been approved as part of the Authority's operating budget for Fiscal Year 1995-96;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract to General Electric for the procurement of stoves, refrigerators, and their replacement parts in an amount not to exceed ($360,000.00), Replacement Parts in the not to exceed amounts specified herein from P.D.Q. ($15,000.00), W.C.I. ($15,000.00) and Frigidaire ($15,000.00) during Fiscal Year 1995-96, except as provided for by the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

This Resolution was ADOPTED by the same call as for Item (a1) (Resolution No. 4530). That call was : "The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT **FOR VOTE:**	Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner"

Resolution No. 4539 was ADOPTED.

(a11) RESOLUTION NO. ___

AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR A CONTRACT WITH ATLAS ELEVATORS ($300,000.00) DURING FISCAL YEAR 1995-96

(a11) RESOLUTION NO. 4540

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR A CONTRACT WITH ATLAS ELEVATOR COMPANY FOR ELEVATOR MAINTENANCE SERVICES IN AN AMOUNT NOT TO EXCEED $300,000.00 DURING FISCAL YEAR 1995-96

WHEREAS, the Authority solicited proposals for elevator maintenance services in full and open competition pursuant to its Request for Proposals (RFP) number 006-95; and

WHEREAS, the Commission approved the contract award pursuant to Resolution number 4425 adopted on February 23, 1995; and

WHEREAS, the services provided are of a necessary and vital nature, and would present health and safety violation difficulties for the Authority if funding is not approved as requested herein; and

WHEREAS, the contractor named above has performed and provided services in an acceptable manner, and the request for funding of the contract for the new fiscal year is in accordance with the Authority's procurement policy; and

WHEREAS, the funding for this service has been approved as part of the Authority's operating budget for Fiscal Year 1995-96.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide funding for the service as described above from Atlas Elevator Company in an amount not to exceed $300,000.00 during Fiscal Year 1995-96, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

This Resolution was ADOPTED by the same call as for Item (a1) (Resolution No. 4530). That call was : "The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTE:	Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner"

Resolution No. 4540 was ADOPTED.

(a12) RESOLUTION NO. ___

AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR VEHICLE REPAIR AND MAINTENANCE WITH AA QUALITY AUTO REPAIR, GEORGE'S BRAKE & FRONT END, INC., J & S AUTO REPAIR SHOP, A & C AUTO CLINIC, GAGE AUTOMOTIVE, RICK'S TIRE SERVICE AND PKS TOWING ($130,000.00) DURING FISCAL YEAR 1995-96

(a12) RESOLUTION NO. 4541

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR FLEET VEHICLE REPAIRS, MAINTENANCE, BODY REPAIR, TIRE SERVICE AND TOWING WITH VARIOUS AUTOMOTIVE REPAIR SHOPS IN AN AMOUNT NOT TO EXCEED $130,000.00 DURING FISCAL YEAR 1995-96

WHEREAS, the Authority procures vehicle repairs and maintenance services from a number of small, local automotive repair shops throughout the City and County of San Francisco, including some that are minority business enterprises; and

WHEREAS, the automotive repair shops being utilized by the Authority include the following:

- A.A. Quality Auto Repairs (MBE)
- George's Brake & Front End, Inc.
- J & S Auto Repair Shop (MBE)
- A & C Auto Clinic
- Gage Automotive
- Rick's Tire Service
- PKS Towing

WHEREAS, the Authority has in place a fleet maintenance program and each of the above vendors has provided and performed fleet services in an acceptable manner; and

WHEREAS, these services are solicited in compliance with small purchasing procedures under procurement regulations at 24 CFR, Part 85.36; and

WHEREAS, funding for the aforementioned services is available as part of the Authority's operating budget and Section 8 administrative fees for fiscal year 1995-96;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide funding for fleet services described above from the various vendors listed above in an amount not to exceed $130,000.00 during fiscal year 1995-96, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

This Resolution was ADOPTED by the same call as for Item (a1) (Resolution No. 4530). That call was : "The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTE:	Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner"

Resolution No. 4541 was ADOPTED.

(a13) RESOLUTION NO. ___

AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE PAYMENTS FOR A CONTRACT WITH WESTERN SECURITY BUREAU OF NORTHERN CALIFORNIA ($90,000.00) DURING FISCAL YEAR 1995-96, REIMBURSEMENT SUBJECT TO FUNDING AVAILABILITY FROM THE MAYOR'S OFFICE OF CRIMINAL JUSTICE

(a13) RESOLUTION NO. ___

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR SECURITY GUARD SERVICES AT THE ROSA PARKS SENIOR HOUSING DEVELOPMENT BY WESTERN SECURITY BUREAU IN AN AMOUNT NOT TO EXCEED $90,000.00 THROUGH THE PERIOD ENDING OCTOBER 31, 1996

WHEREAS, the Commission approved the execution of a contract with Western Security Bureau for security guard services at Rosa Parks pursuant to Resolution number 4225 adopted on March 24, 1994; and

WHEREAS, Western Security Bureau, a minority-owned business enterprise, has provided security guard services in a competent and responsible manner, and as such, the Authority wishes to continue with the services through October 31, 1996; and

WHEREAS, the services provided are of a necessary and vital nature to the senior residents of Rosa Parks, and would present significant safety and legal difficulties for the Authority if the extension of services is not approved as requested herein; and

WHEREAS, the funding for these services are funded through a grant from the Mayor's Office of Criminal Justice;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide payments for a contract with Western Security Bureau for security guard services at Rosa Parks Senior Housing Development, subject to the approval of funding by the Mayor's Office of Criminal Justice in an amount not to exceed $90,000.00 through October 31, 1996, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

Month Day, 1995
Date

Resolution (a13) was WITHDRAWN.

(a14) RESOLUTION NO. 4542

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR A CONTRACT WITH SERVICE EMPLOYEES UNION LOCAL 14 ($33,600.00) DURING FISCAL YEAR 1995-96

WHEREAS, the Authority entered into an agreement with Service Employees Union Local 14 for the 60 month lease of office space at 241-243 Golden Gate Avenue; and

WHEREAS, the Commission approved the lease agreement pursuant to Resolution number 3540, adopted on October 18, 1990; and

WHEREAS, the services provided are of a necessary and vital nature, and would present significant operating difficulties for the Authority if funding is not approved as requested herein; and

WHEREAS, the contractor named above has performed or provided services in an acceptable manner, and the request for funding of the contracts for the new fiscal year is in accordance with the Authority's procurement policy; and

WHEREAS, funding for services described herein is available as part of the Authority's operating budget and Section 8 administrative fees for Fiscal Year 1995-96;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide funding for the services described above from the following vendor(s) in the not to exceed amount(s) specified herein, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

   - Service Employees Union Local 14 - ($33,600.00)

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

This Resolution was ADOPTED by the same call as for Item (a1) (Resolution No. 4530). That call was : "The vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President

Larry K. Lee, Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

ABSENT FOR VOTE: Barbara R. Meskunas, Commissioner
Sululagi Palega, Sr., Commissioner"

Resolution No. 4542 was ADOPTED.

(a15) RESOLUTION NO. ___

AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR A CONTRACT WITH PORT'S QUICK SERVICE PROCESS SERVING ($20,000.00) DURING FISCAL YEAR 1995-96

(a15) RESOLUTION NO. 4543

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCURE PROCESS SERVING OF LEGAL NOTICE FROM PORT'S QUICK SERVE LEGAL SUPPORT SERVICE ($20,000.00) FOR FISCAL YEAR 1995-96

WHEREAS, the Authority solicited in full and open competition for process serving of legal notices and related services, required by the Legal Department from Port's Quick Serve Legal Support Service to comply with legal eviction proceedings; and

WHEREAS, the Commission approved the contract award pursuant to Resolution number 4372, adopted on October 27, 1994; and

WHEREAS, the services provided is necessary and vital to the agency and would present significant difficulties for the Legal Department in the performance of legal proceedings; and

WHEREAS, the contractor named above has performed and provided this service in an acceptable manner, and the request for funding for the contract for the new fiscal year is in accordance with the Authority's procurement policy; and

WHEREAS, funding for the services detailed above is available as part of the Authority's operating budget for Fiscal Year 1995-96;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to procure the serving of legal notices and related services of the following vendor(s) in the not to exceed amount(s) specified herein, except as provided for under the procurement policy adopted by the Commission on June 13, 1991:

- Port's Quick Serve Legal Support Service - ($20,000.00)

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

This Resolution was ADOPTED by the same call as for Item (a1) (Resolution No. 4530). That call was : "The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTE:	Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner"

Resolution No. 4543 was ADOPTED.

(a16) RESOLUTION NO. ___

AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR CONTRACTS WITH CREATIVE COMPUTER SYSTEMS ($20,000.00) FOR PREVENTIVE MAINTENANCE AND ($50,000.00) TO COMPLETE INSTALLATION OF SOFTWARE, PROGRAMMING AND UPGRADES DURING FISCAL YEAR 1995-96

(a16) RESOLUTION NO. 4544

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR A CONTRACT WITH CREATIVE COMPUTER SOLUTIONS ($20,000.00) FOR PREVENTIVE MAINTENANCE AND ($50,000.00) TO COMPLETE INSTALLATION OF SOFTWARE UPGRADES AND PROGRAMMING DURING FISCAL YEAR 1995-96

WHEREAS, the Authority awarded a contract to Creative Computer Solutions for P.M. services of the new computer system; and

WHEREAS, the Commission approved the contract award to Creative Computer Solutions pursuant to Resolution number 4032, adopted on March 11, 1993; and

WHEREAS, it is necessary to install software upgrades to increase each module capability, system programming to enhance departmental interlink and reporting; and

WHEREAS, the services provided are of a necessary and vital nature, and would present significant operating difficulties for the Authority if funding is not approved as requested herein; and

WHEREAS, the request for funding of the contracts for the new fiscal year is in accordance with the Authority's procurement policy; and

WHEREAS, funding for services described herein is available as part of the Authority's operating budget and Section 8 administrative fees for Fiscal Year 1995-96;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide funding, in the not to exceed amounts(s) specified herein for the services described above from Creative Computer Solutions ($20,000.00) for Preventive Maintenance and ($50,000.00) to complete installation of software, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

This Resolution was ADOPTED by the same call as for Item (a1) (Resolution No. 4530). That call was : "The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTE:	Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner"

Resolution No. 4544 was ADOPTED.

(a17) RESOLUTION NO. ___

AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR CONTRACTS WITH BAY AREA MECHANICAL & ENGINEERING, INC. AND DEMAKAS PLUMBING & HEATING ($50,000) DURING FISCAL YEAR 1995-96

(a17) RESOLUTION NO. 4545

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR CONTRACTS WITH DEMAKAS PLUMBING AND HEATING, INC. AND BAY AREA MECHANICAL AND ENGINEERING, INC. FOR THE PROVISION OF ON-CALL, TWENTY-FOUR (24) HOUR PER DAY, PLUMBING AND HEATING REPAIR SERVICES IN AN AMOUNT NOT TO EXCEED $50,000.00 DURING FISCAL YEAR 1995-96

WHEREAS, the Authority solicited proposals for plumbing and heating repair services in full and open competition pursuant to its Request for Proposals (RFP) number 005-95; and

WHEREAS, the Commission approved contract awards pursuant to Resolution number 4428, adopted on February 23, l995; and

WHEREAS, the services provided are of a necessary and vital nature, and would present serious health and safety difficulties for the Authority if funding is not approved as requested herein; and

WHEREAS, The contractors named above has performed and provided services in an acceptable manner, and the request for funding of the contracts for the new fiscal year is in accordance with the Authority's procurement policy; and

WHEREAS, the funding for this service has been approved as part of the Authority's operating budget for Fiscal Year 1995-96.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide funding for the services described above in the not to exceed amounts indicated per contractor, Demakas Plumbing & Heating, Inc. ($25,000.00) and Bay Area Mechanical and Engineering, Inc. ($25,000.00) during Fiscal Year 1995-96, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995

This Resolution was ADOPTED by the same call as for Item (a1) (Resolution No. 4530). That call was : "The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTE:	Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner"

Resolution No. 4545 was ADOPTED.

(a18) RESOLUTION NO. ___

AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING TO PROCURE LUMBER, SHEETROCK AND ASSOCIATED MATERIALS FROM SAN BRUNO LUMBER COMPANY, INCORPORATED ($125,000.00) DURING FISCAL YEAR 1995-96

(a18) RESOLUTION NO. 4546

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING TO EXECUTE A PURCHASE ORDER FOR THE PURCHASE AND DELIVERY OF LUMBER, SHEETROCK AND ASSOCIATED MATERIALS FROM SAN BRUNO LUMBER COMPANY, INCORPORATED IN AN AMOUNT NOT TO EXCEED $125,000.00 DURING FISCAL YEAR 1995-96

WHEREAS, the Authority solicited bids, in full and open competition, and awarded a purchase order to San Bruno Lumber Company, Incorporated for the purchase and delivery of lumber, sheetrock and associated materials; and

WHEREAS, the Commission approved the award of a purchase order pursuant to Resolution number 4239, adopted on April 28, 1994; and

WHEREAS, these materials are used throughout the Agency in the maintenance and repairs of Authority owned properties and the lack of funding would present health and safety violation issues for the Authority if funding is not approved as requested herein; and

WHEREAS, the contractor named above has provided services in an acceptable manner, and the request for funding to execute a purchase order for the new fiscal year is in accordance with the Authority's procurement policy; and

WHEREAS, funding for services described herein is available as part of the Authority's operating

budget for Fiscal Year 1995-96;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide funding to execute a purchase order for the purchase and delivery of lumber, sheetrock and associated materials from San Bruno Lumber Company, Incorporated in an amount not to exceed $125,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

This Resolution was ADOPTED by the same call as for Item (a1) (Resolution No. 4530). That call was : "The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTE:	Barbara R. Meskunas, Commissioner Sululagi Palega, Sr., Commissioner"

Resolution No. 4546 was ADOPTED.

(a19) RESOLUTION NO. ___

AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING TO PROCURE AUTOMOBILE INSURANCE WITH UNIGARD INSURANCE COMPANY ($191,389.00) DURING FISCAL YEAR 1995-96

(a19) RESOLUTION NO. 4547

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR A CONTRACT WITH OZ MOVERS FOR EVICTION, RELOCATION AND STORAGE

SERVICES IN AN AMOUNT NOT TO EXCEED $40,000.00 DURING FISCAL YEAR 1995-96

WHEREAS, the Authority solicited for proposals in full and open competition, and awarded a contract to Oz Movers for moving, relocation and storage services; and

WHEREAS, the Commission approved the contract award pursuant to Resolution number 4207, adopted on February 10, 1994; and

WHEREAS, the services provided are of a necessary and vital nature, and would present significant operating difficulties for the Authority if funding is not approved as requested herein; and

WHEREAS, the contractor named above has performed or provided services in an acceptable manner, and the request for funding of the contract for the new fiscal year is in accordance with the Authority's procurement policy; and

WHEREAS, funding for services described herein is available as part of the Authority's operating budget for fiscal year 1995-96 and CIAP and Comprehensive Grant Program allocation;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide funding for the services described above from Oz Movers in an amount not to exceed $40,000.00 during Fiscal Year 1995-96, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution is effective immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

This Resolution was ADOPTED by the same call as for Item (a1) (Resolution No. 4530). That call was : "The vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Sululagi Palega, Sr., Commissioner
Larry K. Lee, Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

ABSENT FOR VOTE: Barbara R. Meskunas, Commissioner"

Resolution No. 4547 was ADOPTED.

*Commissioner Palega arrived during this portion of the meeting.

(a20) RESOLUTION NO. ___

AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR A CONTRACT WITH OZ MOVERS FOR EVICTION, RELOCATION AND STORAGE SERVICES IN AN AMOUNT NOT TO EXCEED $40,000.00 DURING FISCAL YEAR 1995-96

(a20) RESOLUTION NO. 4548

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR A CONTRACT WITH UNIGARD INSURANCE COMPANY FOR FLEET INSURANCE COVERAGE IN AN AMOUNT NOT TO EXCEED $191,389.00 DURING FISCAL YEAR 1995-96

WHEREAS, the Authority solicited informal bids through a third party insurance broker for fleet insurance to replace the policy that expired on September 30, 1995 as follows; and

- Unigard Insurance Company ($191,389.00)
- Hartford Insurance Company ($195,302.00)
- Northbrook Insurance Company ($216,132.00; and

WHEREAS, the Authority reviewed the proposals submitted in accordance with procurement regulations and determined that Unigard Insurance Company could provide the necessary insurance coverage in a manner that is most advantageous to the agency, cost and other factors considered: and

WHEREAS, funding for this service is available as part of the Authority's approved operating budget and Section 8 Administrative fees for Fiscal Year 1995-96; and

WHEREAS, based on the foregoing discussion and the need to obtain fleet insurance to avoid a lapse in coverage, the Authority proceeded to authorize the implementation of a policy pending Commission ratification thereof;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide funding for a fleet insurance policy with Unigard Insurance Company in an amount not to exceed $191,389.00 during fiscal year 1995-96, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution is effective immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

This Resolution was ADOPTED by the same call as for Item (a1) (Resolution No. 4530). That call was : "The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Sululagi Palega, Sr., Commissioner Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTE:	Barbara R. Meskunas, Commissioner"

Resolution No. 4548 was ADOPTED.

(b) RESOLUTION NO. 4549

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C. ON OCTOBER 31 THROUGH NOVEMBER 2, 1995 TO MEET WITH OFFICIALS OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN AN AMOUNT NOT TO EXCEED $2,800.00

WHEREAS, the Department of Housing and Urban Development (HUD) in Washington, D.C. has asked Dr. Thornton to meet with Gloria Cousar, Director of Troubled Housing Recovery Agency, on October 31 through November 2, 1995 for a follow-up meeting to the site meeting conducted by Ms. Cousar on July 13, 1995; and

WHEREAS, a workshop will also be held on "The Pipeline to Recovery," which will include the Public Housing Management Assessment Program (PHMAP) Scores, Deregulation, Prevention and Monitoring, and Intervention and Technical Assistance; and

WHEREAS, the Authority deems that the attendance of Executive Director Dr. Shirley A. Thornton at these meeting with HUD is essential to the conduct of its low rent operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Dr. Shirley A. Thornton be authorized to travel to Washington, D.C. for the purpose of attending the aforementioned meeting and workshop.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

Commissioner Redd motioned to ADOPT Resolution No. 4549 and Commissioner Marshall seconded the motion. There was no discussion on the motion. The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Sululagi Palega, Sr., Commissioner Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTE:	Barbara R. Meskunas, Commissioner

Resolution No. 4549 was ADOPTED.

(c) RESOLUTION NO. 4550

RESOLUTION APPROVING THE SUBMISSION OF THE SAN FRANCISCO HOUSING AUTHORITY'S DEMOLITION APPLICATION TO HUD WHICH INCLUDES THE PLAN TO DEMOLISH 208 UNITS OF PUBLIC HOUSING AT BERNAL DWELLINGS PUBLIC HOUSING DEVELOPMENT (CAL 1-5) THE REPLACEMENT HOUSING PLAN, THE RELOCATION PLAN AND CERTIFICATION THAT THE AUTHORITY WILL FOLLOW ALL PERTINENT REGULATIONS IN SECTION 187 OF THE HOUSING ACT OF 1937 AND ANY AMENDMENTS THEREAFTER

WHEREAS, the San Francisco Housing Authority (Authority) was awarded a HOPE VI Urban Revitalization Demonstration Grant for the demolition and reconstruction of Bernal Dwellings; and

WHEREAS, the Authority's Commission has previously approved Resolution 4294 on July 14, 1994, authorizing the Executive Director to sign the HOPE VI Grant Agreement; and

WHEREAS, the Authority's Commission has previously approved Resolution 4431 on March 9, 1995, authorizing the Executive Director to enter into a contract with the architectural firm of Hardison, Kamatsu, Ivelich and Tucker; and

WHEREAS, the Authority has submitted the Conditional Use Permit and Negative Declaration Application to the City Planning Department and published the documents on September 15, 1995; and

WHEREAS, the Bernal Dwellings residents and the Authority have been meeting regularly since March of 1994 to go over the predevelopment and the reconstruction planning for Bernal Dwellings; and

WHEREAS, the Bernal Dwellings residents, and the Public Housing Tenant's Association have reviewed the Demolition Application; and

WHEREAS, the Authority must comply with certain provisions of Section 187 of the Housing Act of 1937 as amended by Section 121 of the Housing and Community Development Act of 1987 in the Demolition and/or Disposition of any of its properties; and

WHEREAS, the Authority has certified its intentions to fulfill all HUD requirements for the Demolition of Bernal Dwellings.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. No action will be taken to demolish the units at Bernal Dwellings until the U.S. Secretary of HUD approves the action.

2. No action will be taken to demolish a unit until the resident in the unit has been relocated to decent, safe, sanitary and affordable housing which is, to the extent practical, the resident's choice in accordance with the Federal Regulation 24 CFR 970.

3. The relocation resources at the Authority (vacant public housing units) will be up to Housing Quality Standards prior to using the units for relocation of residents from Bernal Dwellings.

4. The Authority will comply with all applicable civil rights laws and compliance agreements.

5. The Authority will assist the Bernal Dwellings' Tenant's Association in forming a Relocation Committee to assist and oversee the relocation of Bernal Dwellings residents.

6. All allowable relocation costs will be paid by the Authority.

7. Rents, as calculated as a percentage of income, paid by the residents following relocation, will not exceed the percentage residents paid prior to relocation as stated in the Housing and Community Development Act of 1987.

8. The proposed demolition meets the requirement criteria for demolition: project obsolescence related to deteriorated physical condition and inappropriate site design; and other factors namely inappropriate to unit design and orientation.

9. The Demolition Application has been reviewed in consultation with the Bernal Dwellings residents, with local government officials, and community based organizations.

10. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

Commissioner Redd motioned to ADOPT Resolution No. 4550 and Commissioner Marshall seconded the motion. There was no discussion on the motion. The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Sululagi Palega, Sr., Commissioner Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTE:	Barbara R. Meskunas, Commissioner

Resolution No. 4550 was ADOPTED.

(d) RESOLUTION NO. 4551

RESOLUTION APPROVING THE SUBMISSION OF THE SAN FRANCISCO HOUSING AUTHORITY'S DEMOLITION APPLICATION TO HUD WHICH INCLUDES THE PLAN TO DEMOLISH 276 UNITS OF PUBLIC HOUSING AT YERBA BUENA PLAZA EAST PUBLIC HOUSING DEVELOPMENT (CAL 1-18(2)) THE REPLACEMENT HOUSING PLAN, THE RELOCATION PLAN AND CERTIFICATION THAT THE AUTHORITY WILL FOLLOW ALL PERTINENT REGULATIONS IN SECTION 187 OF THE HOUSING

ACT OF 1937 AND ANY AMENDMENTS THEREAFTER

WHEREAS, the San Francisco Housing Authority (Authority) was awarded a HOPE VI Urban Revitalization Demonstration Grant for the demolition and reconstruction of Yerba Buena Plaza East; and

WHEREAS, the Authority's Commission has previously approved Resolution 4294 on July 14, 1994, authorizing the Executive Director to sign the HOPE VI Grant Agreement; and

WHEREAS, the Authority's Commission has previously approved Resolution 4432 on March 9, 1995, authorizing the Executive Director to enter into a contract with the architectural firm of Powell and Partners; and

WHEREAS, the Authority has submitted the Conditional Use Permit and Negative Declaration Application to the City Planning Department and published on September 15, 1995; and

WHEREAS, the Yerba Buena Plaza East residents and the Authority have been meeting regularly since March of 1994 to go over the predevelopment and the reconstruction planning for Yerba Buena Plaza East; and

WHEREAS, the Yerba Buena Plaza East residents, and the Public Housing Tenant's Association have reviewed the Demolition Application; and

WHEREAS, the Authority must comply with certain provisions of Section 187 of the Housing Act of 1937 as amended by Section 121 of the Housing and Community Development Act of 1987 in the Demolition and/or Disposition of any of its properties; and

WHEREAS, the Authority has certified its intentions to fulfill all HUD requirements for the Demolition of Yerba Buena Plaza East.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. No action will be taken to demolish the units at Yerba Buena Plaza East until the U.S. Secretary of HUD approves the action.

2. No action will be taken to demolish a unit until the resident in the unit has been relocated to decent, safe, sanitary and affordable housing which is, to the extent practical, the resident's choice in accordance with the Federal Regulation 24 CFR 970.

3. The relocation resources at the Authority (vacant public housing units) will be up to Housing Quality Standards prior to using the units for relocation of residents from Yerba Buena Plaza East.

4. The Authority will comply with all applicable civil rights laws and compliance agreements.

5. The Authority will assist the Yerba Buena Plaza East Tenant's Association in forming a Relocation Committee to assist and oversee the relocation of Yerba Buena Plaza East residents.

6. All allowable relocation costs will be paid by the Authority.

7. Rents, as calculated as a percentage of income, paid by the residents following relocation, will not exceed the percentage residents paid prior to relocation as stated in the Housing and Community Development Act of 1987.

8. The proposed demolition meets the requirement criteria for demolition: project obsolescence related to deteriorated physical condition and inappropriate site design; and other factors namely inappropriate to unit design and orientation.

9. The Demolition Application has been reviewed in consultation with the Yerba Buena Plaza East residents, with local government officials, and community based organizations.

10. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

Commissioner Kavanagh motioned to ADOPT Resolution No. 4551 and Commissioner Redd seconded the motion. There was no discussion on the motion. The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Sululagi Palega, Sr., Commissioner Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTE:	Barbara R. Meskunas, Commissioner

Resolution No. 4551 was ADOPTED.

(e) RESOLUTION NO. ___

RESOLUTION APPROVING WRITE-OFF OF VACATED TENANT ACCOUNTS

RECEIVABLE IN THE AMOUNT OF $175,746.39 FOR THE QUARTER ENDING SEPTEMBER 30, 1995

WHEREAS, HUD Handbook 7511.1 Chapter 11, Section 1 details procedures relative to the write-off of Tenant Accounts Receivables and the San Francisco Housing Authority has complied with these procedures; and

WHEREAS, the handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by the Board of Commissioners; and

WHEREAS, the Board of Commissioners is authorized by Resolution No. 2784, dated February 27, 1986, to write-off vacated accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The vacated accounts are approved for write-off as follows:

   For the third quarter of Fiscal Year 1994-1995 Debit Balances of $175,746.39.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

Month Date, 1995
Date

Resolution (e) was WITHDRAWN during the approval of the Agenda.

(f) RESOLUTION NO. 4552

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH NBA ENGINEERING, INC., TO PROVIDE ENGINEERING SERVICES TO INVESTIGATE AND EVALUATE THE PLUMBING/SEWER SYSTEMS, PREPARE CONSTRUCTION DRAWINGS, AND PROVIDE CONTRACT ADMINISTRATION FOR NECESSARY REPAIRS AT CAL 1-8, WESTSIDE COURTS, CAL 1-11, NORTH BEACH, CAL 1-21, CLEMENTINA TOWERS, AND CAL 1-28, 666 ELLIS STREET, IN THE AMOUNT NOT TO EXCEED $131,000.00

WHEREAS, on July 1, 1995, the Authority advertised for proposals for a Civil/Mechanical Engineering Consultant to provide engineering services to investigate and evaluate the plumbing/sewer systems; and

WHEREAS, five (5) proposals were received and evaluated by a selection panel of staff; and

WHEREAS, the systems at the following designated sites will be repaired under the 1994 CGP budget:

Development	Project	Construction
Cal 1-8 Westside Courts	New Water Lines	$974,500
Cal 1-11 North Beach	Sewer Repairs	$100,000
Cal 1-21 Clementina Towers	Plumbing Upgrade	$150,000
Cal 1-28 666 Ellis Street	Plumbing Upgrade	$60,000

WHEREAS, engineering services are required to identify the sources and magnitude of existing problems, develop appropriate remedies, prepare construction documents, and provide technical support during construction; and

WHEREAS, NBA Engineering, Inc. has been identified as the respondent who can provide the required services in a manner that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, NBA Engineering, Inc. has proposed a fee of $131,000.00 to complete this effort for all sites; and

WHEREAS, this fee is reasonable for the work involved and is within the funding available in the 1994 Comprehensive Grant Program budget. The fee proposal includes resident hiring.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to NBA Engineering, Inc. to provide engineering services to CAL 1-8, Westside Courts; CAL 1-11, North Beach; CAL 1-21, Clementina Towers; and CAL 1-28, 666 Ellis Street in the amount of $131,000.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

Commissioner Redd motioned to ADOPT Resolution No. 4552 and Commissioner Palega seconded the motion. There was no discussion on the motion. The vote was:

AYE: Richard Carpeneti, President

Hadie Redd, Vice President
Sululagi Palega, Sr., Commissioner
Larry K. Lee, Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

ABSENT FOR VOTE: Barbara R. Meskunas, Commissioner

Resolution No. 4552 was ADOPTED.

(g) RESOLUTION NO. 4553

RESOLUTION APPROVING COMPREHENSIVE GRANT PROGRAM TO CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255 AND AUTHORIZING ITS EXECUTION

The Housing Authority of the City and County of San Francisco (herein called the "Local Authority") entered into a Consolidated Annual Contributions Contract on August 27, 1964 [as amended], with the United States of America (herein called the "Government").

It is deemed advisable by the Local Authority and the Government to amend the Consolidated Annual Contributions Contract in the particulars indicated in such Amendment.

BE IT RESOLVED BY THE LOCAL AUTHORITY, AS FOLLOWS:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted. The Executive Director is hereby authorized and directed to execute seven counterparts of the Amendment on behalf of the Local Authority. The Secretary is hereby authorized to impress and attest the official seal of the Local Authority on each such counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This Resolution shall take effective immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 12, 1995
Date

Commissioner Carpeneti motioned to ADOPT Resolution No. 4553 and Commissioner Marshall seconded the motion. Commissioner Lee asked for clarification and Ms. Barbara Smith, Director -

Housing Development stated that this was the final step in getting the 1995 Comp Grant funds. The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Sululagi Palega, Sr., Commissioner Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT FOR VOTE:	Barbara R. Meskunas, Commissioner

Resolution No. 4553 was ADOPTED.

(h) RESOLUTION NO. __

RESOLUTION AUTHORIZING THE ADVERTISEMENT FOR PROPOSALS TO PURCHASE AN ADVERTISEMENT FOR PROPOSALS TO PURCHASE AN AUTOMOBILE FOR THE EXECUTIVE DIRECTOR IN AN AMOUNT NOT TO EXCEED $20,000.00

(h) RESOLUTION NO. __

RESOLUTION AUTHORIZING THE ADVERTISEMENT FOR PROPOSALS TO PURCHASE AN AUTOMOBILE FOR THE EXECUTIVE DIRECTOR IN AN AMOUNT NOT TO EXCEED $20,000.00

WHEREAS, the Housing Authority desires to advertise for proposals to purchase an automobile for use by the Executive Director. In accordance with procurement regulations under 24 CFR Part 85.36, we are required to purchase from the lowest responsible bidder; and

WHEREAS, the automobile is necessary for the Director to effectively manage and monitor the day-to-day operations of the San Francisco Housing Authority; and

WHEREAS, the cost for the vehicle shall not exceed $20,000 and is available out of preliminary fees appropriate along with funding under the Section 8 program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to advertise for proposals to purchase an automobile for her immediate use.

2. The total cost shall not exceed $20,000.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

Month Date, 1995
Date

Resolution (h) was WITHDRAWN during approval of the Agenda.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Brenda Stringer, Sunnydale Development
Shirley Dorton, Sunnydale Development
Brenda Alexander, Hunters View Development
Nancy Boston, Hunters View Development
Jewel Green, Hunters View Development
Malik Rahim
Margaret Verges
Jan Allen, 320/330 Clementina Development

13. EXECUTIVE SESSION:

During the Regular meeting, the Commission adjourned to Executive (Closed) Session at 5:55 p.m. to confer with Legal Counsel on pending litigation, pursuant to Government Code Section 54956.9(a):

1. United States District Court for the Northern District, Case No. C951558 FSL
Deborah Whittle, Cordell Olive and Kathleen Jamison v. The San Francisco Housing Authority, Felipe Floresca, Barbara Meskunas, Milton F. Reiterman, Peter Byrne, The Institute For Contemporary Studies.

2. San Francisco County Superior Court, Case No. 969350
Tommie Hodge v. City and County of San Francisco; San Francisco Housing Authority, Felipe M. Floresca, Barbara Meskunas, Milt Reiterman, and Does One through Fifty.

3. San Francisco County Superior Court, Case No. 971333
Evert H. Heynneman, et al, v. Housing Authority of the City and County of San Francisco.

4. San Francisco County Superior Court, Case No. 971348
Helen Mason, James Franklin v. San Francisco Housing Authority, Felipe M. Floresca, Albert Nelson, Daryl Etheley, and Does 1-100, Inclusive.

5. San Francisco County Superior Court, Case No. 970963
Walter Patrick v. The San Francisco Housing Authority, Felipe M. Floresca, Milton F. Reiterman, and Does 1-XX, Inclusive.

6. U.S. District Court No. C94 2380 SBA
Paredes vs. San Francisco Housing Authority.

Commissioner Carpeneti reported out of Executive Session at 6:43 p.m. that the Commission discussed the aforementioned cases, and potential settlements on those cases.

14. ADJOURNMENT:

There being no further business to come before the Commission, the Regular meeting of October 12, 1995 was adjourned by Commissioner Carpeneti at 6:44 p.m. by consensus. The next Regular meeting has been scheduled for October 26, 1995 at 440 Turk Street at 4:00 p.m.

Richard Carpeneti
President

Shirley A. Thornton, Ed.D.
Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

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October 20, 1995

PUBLIC NOTICE

The Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m. in the Commission Room on Thursday, October 26, 1995, at 440 Turk Street, San Francisco, California.

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Raymond Lavelle at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Raymond Lavelle at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 10/19/95

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, OCTOBER 26, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, October 26, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

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2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

Special Meeting of September 7, 1995
Regular Meeting of October 12, 1995

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) Resolution - Authorizing the Extension of Security Guard Services at the Rosa Parks Senior Housing Development by Western Security Bureau in an Amount Not to Exceed $90,000.00 through the Period Ending October 31, 1996

(b) Resolution - To Establish a Goal of Hiring Residents to Constitute Ten-Percent of the Total Workforce on the Sunnydale Comprehensive Modernization Project, Phase 1

(c) Resolution - Authorizing the Executive Director to Execute an Amendment to the Disposition and Development Agreement ("DDA") Between the San Francisco Housing Authority ("SFHA"), McCormack Baron &Associates, Inc., a Missouri Corporation ("MBA"), and Hayes Valley North and South Residential Management Corporation ("Hayes Valley RMC"), Related to the Demolition of Existing Improvements, Including Residential Units, and the Construction and Operation of New Improvements, Including Residential Units, at the Hayes Valley Housing Project (CAL 1-18(7) ("Hayes Valley"); and Authorizing the Executive Director to Execute a Land Lease from the SFHA to an Entity to Act as "Developer" of the North Site of Hayes Valley (Bounded by Webster, Hayes, Buchanan and Fell Streets), Subject to the DDA; each Substantially in the Form Attached to this Resolution and Subject to the Prior Review and Approval of HUD and the Prior Approval of Legal Counsel for Form and Legality; and Authorizing the Executive Director to Take Such Further Actions and Execute Such Further Documents as Necessary to Carry Out the Purposes of the DDA and the Lease

(d) Resolution - Approving Write-Off of Vacated Tenant Accounts Receivable in the Amount of $175,746.39 for the Quarter Ending June 30, 1995 and Write-Off of Vacated Tenant Accounts Receivable in the Amount of $32,320.09 for the Quarter Ending September 30, 1995

(e) Resolution - Adopting an Agency Reorganization Plan

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

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HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

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Minutes of the Regular Meeting Held:
Thursday, October 26, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in session at 440 Turk Street, San Francisco, California on Thursday, October 26, 1995 at 4:18 p.m.

The meeting was called to order by President Carpeneti.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT:
Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

A quorum was present.

ALSO PRESENT:
Shirley A. Thornton, Ed.D., Executive Director
Marie Corlett Blits, Esq., Deputy City Attorney, City and County of San Francisco
Debrenia F. Madison, Esq., Assistant Legal Counsel

2. APPROVAL OF AGENDA:

Resolution (b) was WITHDRAWN from the Agenda and will be renoticed or reconsidered at later time. Commissioner Redd motioned to approve the Agenda and Commissioner Marshall seconded the motion. The Agenda was APPROVED unanimously as AMENDED.

3. APPROVAL OF MINUTES:

Commissioner Carpeneti amended the minutes of the October 12, 1995 Regular meeting as follows: Page 35, in the "Approved As To Form" section for Resolution (e), the date should read October 12, 1995. Page 39, in the "Approved As To Form" section for Resolution (h), should be shown as approved by Marie Blits, not Debrenia Madison. Additionally, the date should read October 12, 1995

Commissioner Marshall motioned to approve the Minutes of the September 7, 1995 meeting and Commissioner Meskunas seconded the motion. The Minutes were APPROVED unanimously. Commissioner Lee motioned to approve the Minutes of the October 12, 1995 meeting as amended above and Commissioner Redd seconded the motion. The Minutes were

APPROVED unanimously.

4. GENERAL COMMUNICATIONS:

Commissioner Carpeneti apologized for his late arrival to the meeting.

Commissioner Lee asked the status of the Ping Yuen Residents Improvement Association. Dr. Thornton stated that she had met with the Ping Yuen Tenant Association, and the S.F.P.D. district representative. She stated that staff is addressing the issues.

Commissioner Lee asked about the status of the Honeywell contract. Ms. Barbara Smith stated that the contract has been drafted though not yet executed and that she will report back to the Commission at the next meeting.

Commissioner Carpeneti noted that in the past the Commission would occasionally meet at one of the developments. He requested Dr. Thornton to make arrangements for such a meeting sometime in the future.

5. REPORT OF SECRETARY:

Mr. Michael Porter reported that the all of the Requests For Proposals regarding security services came in over the budgeted amount. Therefore, staff revisited the RFP and reduced the scope of services in order to receive bids which more closely match the budgeted amount. Mr. Porter expects to have all the RFPs within 10 days. Commissioner Palega asked Mr. Porter to report back to the Commission on the exact reduction in services. Mr. Porter also stated that a check has been sent to cover 50% of the costs for the SFHA's present security guards to obtain their guard cards. Local 14 is to pay the remaining 50% of these costs.

Mr. Jim Williams stated that tremendous progress has been made toward the Resource Centers at the North Beach, Potrero Terrace Annex, and Alice Griffith developments. Mr. Williams expects these centers to be operational by the first week in November.

Dr. Thornton stated that over 900 letters have been sent out under her signature asking tenants in arrears to make arrangements to pay their past due rents. Tenants receiving these letters should work with their property managers to become current in their rents.

6. COMMITTEE REPORT:

Commissioner Meskunas stated that the Site and Design Committee, scheduled for 3:00 p.m. this day, was canceled due to the lack of a quorum. The next meeting of the Site and Design Committee is scheduled for Thursday, November 9, at 3:00 p.m.

Commissioner Meskunas reported that the Finance Committee met at 2:00 p.m. this day. The 1993/1994 audit was reviewed. The audit contained three reportable conditions. The auditors also stated in their review that there has been continual positive progress in the Finance department and Commissioner Meskunas offered her congratulations to the Finance department employees. Financial reports will be provided at the 2nd meeting in November. The committee also reviewed the Tenants Accounts Receivable. Lastly, resolution (e) on

today's agenda was reviewed and sent to the full Commissioner with a split vote of 1 to 1.

7. REPORT OF COUNSEL:

Debrenia F. Madison, Esq., stated that the Legal Department had no new matters to report.

8. TENANT REPRESENTATIVE REPORT:

Mrs. Mary Jones, PHTA, reported that nominations were taken yesterday at a meeting which ended at 5:00 p.m. Elections will be on Friday, November 10, 1995.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Glenda Powell
Vera Kennedy - Hunters View Development
Mary Rogers
Mary Verges
Ublanca Washington
Jewel Green - Hunters View Development
Cleo Wallace
Brenda Stringer - Sunnydale Development
Joyce Armstrong - Potrero Hill Terrace Annex

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4554

RESOLUTION AUTHORIZING THE EXTENSION OF SECURITY GUARD SERVICES AT THE ROSA PARKS SENIOR HOUSING DEVELOPMENT BY WESTERN SECURITY BUREAU IN AN AMOUNT NOT TO EXCEED $90,000.00 THROUGH THE PERIOD ENDING OCTOBER 31, 1996

WHEREAS, the Commission approved the execution of a contract with Western Security Bureau for security guard services at Rosa Parks pursuant to Resolution number 4225 adopted on March 24, 1994; and

WHEREAS, Western Security Bureau, a minority-owned business enterprise, has provided security guard services in a competent and responsible manner, and as such, the Authority wishes to continue with the services through October 31, 1996; and

WHEREAS, the services provided are of a necessary and vital nature to the senior residents of Rosa Parks, and would present significant operating difficulties for the Authority if the extension of services is not approved as requested herein; and

WHEREAS, the funding for these services are funded through a grant from the Mayor's Office of Criminal Justice;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide payments for a contract with Western Security Bureau for security guard services at Rosa Parks Senior Housing Development, subject to the approval of funding by the Mayor's Office of Criminal Justice in an amount not to exceed $90,000.00 through October 31, 1996, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia F. Madison
Assistant Legal Counsel

October 26, 1995
Date

Commissioner Redd made a motion to ADOPT Resolution No. 4554 and Commissioner Marshall seconded the motion. There being no further discussion, the vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Larry K. Lee, Commissioner
Barbara Meskunas, Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

Resolution No. 4554 was ADOPTED.

(b) RESOLUTION NO. _____
DATE ADOPTED _____

RESOLUTION TO ESTABLISH A GOAL OF HIRING RESIDENTS TO CONSTITUTE TEN-PERCENT OF THE TOTAL WORKFORCE ON THE SUNNYDALE COMPREHENSIVE MODERNIZATION PROJECT, PHASE I

WHEREAS, the San Francisco Housing Authority seeks to comply with and further the goals set forth in Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 170lu and its accompanying regulations at 24 CFR part 135 ("Section 3") for resident hiring in construction project; and,

WHEREAS, Section 3 regulations require that for the fiscal year beginning October 1, 1995, all contractors and subcontractors on Housing Authority projects hire residents to constitute twenty percent (20%) of their aggregate new hires for the fiscal years; and

WHEREAS, the San Francisco Housing Authority is in the process of developing an effective plan to implement Section 3 as well as its own Resident Hiring Policy to assure maximum participation of Residents in the construction of residential developments; and,

WHEREAS, the San Francisco Housing Authority seeks to build on Section 3 goals to establish a goal that Residents constitute ten percent (10%) of the aggregate total workforce (person hours for all contractors and subcontractors) on construction project; and

WHEREAS, the Sunnydale modernization project would be an excellent project to first apply a SFHA ten percent (10%) total workforce goal.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The General Conditions Specifications for CAL 1-3, Sunnydale Low-Income Housing Development Comprehensive Modernization, Phase I (Bid 95-13) shall be amended to:

   (a) Establish a goal requiring that the Contractor and all Subcontractors together hire Residents such that Residents constitute ten percent (10%) of the total workforce (calculated by person hours) on the project; and

   (b) Provide that the Contractor's failure to realize the goal or to make good faith efforts to do so shall result in (1) a ten-day notice to cure; and, (2) liquidated damages for willful failure to comply in the amount of the Contractor's net profit on the contract or 10% of the total amount of the contract or $1,000, whichever is greatest, said amount to be determined by the Executive Director, with assessed damages payable to the San Francisco Housing Authority upon demand, or set off from amounts owned for work on the projects; or (3) the Contractor being in breach of the contract; and/or (4) the termination of the contract.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Marie C. Blits
Marie C. Blits, Esq.
Deputy City Attorney

October 26, 1995
Date

Resolution (b) was WITHDRAWN during the approval of the Agenda.

(c) RESOLUTION 4555

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT ("DDA") BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY ("SFHA"), MCCORMACK BARON & ASSOCIATES, INC., A MISSOURI CORPORATION ("MBA") AND HAYES VALLEY NORTH AND SOUTH RESIDENTIAL MANAGEMENT CORPORATION ("HAYES VALLEY RMC"), RELATED TO THE DEMOLITION OF EXISTING IMPROVEMENTS, INCLUDING RESIDENTIAL UNITS, AND THE CONSTRUCTION AND OPERATION OF NEW IMPROVEMENTS, INCLUDING RESIDENTIAL UNITS, AT THE HAYES VALLEY HOUSING PROJECT (CAL 1-18(7)) ("HAYES VALLEY"); AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A LAND LEASE FROM THE SFHA TO AN ENTITY TO ACT AS "DEVELOPER" OF THE NORTH SITE OF HAYES VALLEY (BOUNDED BY WEBSTER, HAYES, BUCHANAN AND FELL STREETS), SUBJECT TO THE DDA; EACH SUBSTANTIALLY IN THE FORM ATTACHED TO THIS RESOLUTION AND SUBJECT TO THE PRIOR REVIEW AND APPROVAL OF HUD AND THE PRIOR APPROVAL OF LEGAL COUNSEL FOR FORM AND LEGALITY; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE SUCH FURTHER ACTIONS AND EXECUTE SUCH FURTHER DOCUMENTS AS NECESSARY TO CARRY OUT THE PURPOSES OF THE DDA AND THE LEASE

WHEREAS, the SFHA, MBA and Hayes Valley RMC have previously entered into a Disposition and Development Agreement ("DDA") dated as of March 9, 1995; and

WHEREAS, the DDA sets forth, among other matters, the conditions under which the SFHA agrees to (1) grant a demolition license to an entity in order for that entity to demolish the existing improvements at Hayes Valley, and (2) lease all or a portion of Hayes Valley to a limited partnership to be formed prior to execution of the lease in order for the partnership, among other obligations, to construct new improvements on that site; and

WHEREAS, HUD has committed to provide HOPE VI PLUS funds to assist in financing the demolition and reconstruction of improvements at Hayes Valley and related activities; and

WHEREAS, MBA has obtained low-income housing tax credits in order to provide assistance in financing obligations in connection with the demolition and reconstruction of Hayes Valley; and

WHEREAS, the California Tax Credit Allocation Committee ("TCAC") requires that the

SFHA's proposed lessee of Hayes Valley obtain a leasehold interest in the North Site of Hayes Valley on or before November 1, 1995, in order for the MBA to retain the TCAC commitment of tax credits; and

WHEREAS, the DDA includes, among other documents, a proposed form of lease ("Lease") to be entered into by the SFHA, as lessor, and a limited partnership, as lessee, whose general partners would include, among other entities, (1) a nonprofit corporation affiliated with the San Francisco Housing Authority and (2) the Hayes Valley RMC, and due to the time constraints imposed by TCAC, the SFHA, MBA and the Hayes Valley RMC have not yet agreed on the structure of the entity to act as lessee under such Lease; and

WHEREAS, the DDA assumed that the existing improvements at Hayes Valley would be demolished prior to the date on which the SFHA and the lessee entered into the lease, and due to the time constraints imposed by TCAC, such improvements will not be demolished prior to such date; and

WHEREAS, the DDA and the Lease contain other provisions which do not accurately reflect the current status of Hayes Valley and the parties' obligations with respect to the demolition and construction of improvements at Hayes Valley; and

WHEREAS, the SFHA and MBA desire to amend the DDA and to enter into a lease which reflect the current status of Hayes Valley and the proposed demolition and construction of improvements at Hayes Valley.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director of the SFHA is hereby authorized to execute an amendment to the DDA and a lease, each in substantially the form attached to this resolution, and each subject to the prior approval of HUD and the prior approval for form and legality by legal counsel.

2. The Executive Director of the SFHA is authorized to take such further actions and execute such further documents as necessary to carry out the purposes of the DDA and such lease.

3. This Resolution shall take effect immediately.

Commissioner Meskunas made a motion to ADOPT Resolution No. 4555 and Commissioner Marshall seconded the motion. Commissioner Palega asked for clarification that these documents did not give the Executive Director authority to transfer any funds. Mr. Tony Salazar assured the Commission that these documents did not give the Executive Director any authority to transfer funds. With no further discussion, the vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Larry K. Lee, Commissioner
Barbara Meskunas, Commissioner

Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

Resolution No. 4555 was ADOPTED.

(d) RESOLUTION NO. 4556

RESOLUTION APPROVING WRITE-OFF OF VACATED TENANT ACCOUNTS RECEIVABLE IN THE AMOUNT OF $175,746.39 FOR THE QUARTER ENDING JUNE 30, 1995 AND WRITE-OFF OF VACATED ACCOUNTS RECEIVABLE IN THE AMOUNT OF $32,320.09 FOR THE QUARTER ENDING SEPTEMBER 30, 1995

WHEREAS, HUD Handbook 7511.1 Chapter 11, Section 1 details procedures relative to the write-off of Tenant Accounts Receivables and the San Francisco Housing Authority has complied with these procedures; and

WHEREAS, the handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by the Board of Commissioners; and

WHEREAS, the Board of Commissioners is authorized by Resolution No. 2784, dated February 27, 1986, to write-off vacated accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The vacated accounts are approved for write-off as follows:

   For the third quarter of Fiscal Year 1994-1995 Debit Balances of $175,746.39 and the fourth quarter of Fiscal Year 1994-1995 Debit Balances of $32,320.09.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Debrenia F. Madison
Debrenia Madison, Esq.
Assistant Legal Counsel

October 26, 1995
Date

Commissioner Meskunas made a motion to ADOPT Resolution No. 4555 and Commissioner Redd seconded the motion. With no further discussion, the vote was:

AYE: Richard Carpeneti, President

Hadie Redd, Vice President
Larry K. Lee, Commissioner
Barbara Meskunas, Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

Resolution No. 4556 was ADOPTED.

RESOLUTION NO. 4557

(e) RESOLUTION ADOPTING AN AGENCY REORGANIZATION PLAN

WHEREAS, under the Bylaws of the Housing Authority of the City and County of San Francisco ("the Authority), the Executive Director has general supervision over the administration of the business and affairs of the Authority subject to the direction of the Commission; and

WHEREAS, the Executive Director after careful review of the current operation of the Authority, and considering the needs of public housing residents has established an organizational plan designed to enhance the efficiency and effectiveness of the Agency's operations; and

WHEREAS, the proposed reorganization will result in budget savings currently estimated to be approximately $377,072; and

WHEREAS, the proposed reorganization will observe requirements of the Authority's Annual Contributions Contract with HUD, current grant agreements, policies and procedures previously adopted by the Commission and other applicable legal requirements; and

WHEREAS, the Executive Director has informed the Commission that it will be receiving reports of further development of the plan as reorganization progress, and receiving proposed budget amendments and proposed amendments to policies as the Executive Director may propose to implement particular aspects of the reorganization; and

WHEREAS, the Commission wishes to support the Executive Director in enhancing the efficiency and effectiveness of the Authority's operations;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The organizational plan proposed by the Executive Director as set forth in Exhibit A attached hereto is supported in general concept.

Commissioner Lee made a motion to approve the amended version of Resolution No. 4557, which differs from the resolution previously sent to the Commission, and Commission Palega seconded the motion. A brief discussion ensued in which Commissioner Carpeneti and Commission Meskunas expressed their opinion that they supported the reorganization plan with the exception of the elimination of the position of Controller. With no further discussion, the vote was:

AYE:	Hadie Redd, Vice President Larry K. Lee, Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	Richard Carpeneti, President Barbara Meskunas, Commissioner

Resolution No. 4557 was ADOPTED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Sarah Owens, Hunters View Development
Shirley Dorton, Sunnydale Development
Mary Verges
Vera Kennedy, Hunters View Development
Ublanca Washington
Mary Jones, Westside Courts

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

There being no further business to come before the Commission, the Regular meeting of October 26, 1995 was adjourned by Commissioner Carpeneti at 5:55 p.m. by consensus. The next Regular meeting has been scheduled for November 9, 1995 at 440 Turk Street at 4:00 p.m.

Richard Carpeneti
President

Shirley A. Thornton, Ed.D.
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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November 3, 1995

PUBLIC NOTICE

The Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m. in the Commission Room on Thursday, November 9, 1995, at 440 Turk Street, San Francisco, California.

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

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2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Raymond Lavelle at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Raymond Lavelle at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 10/19/95

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, NOVEMBER 9, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, November 9, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

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2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

Regular Meeting of October 26, 1995

4. GENERAL COMMUNICATIONS:

Scheduling of Second Meeting in November Due to Thanksgiving Holiday

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) Resolution - Amending Article III, Section III, Special Meetings, of the Bylaws of the Housing Authority of the City and County of San Francisco

(b) Resolution - Approving Section 8 Rental Voucher Program Annual Contributions Contract No. SF-618-CA39-V001-028 and Authorizing Execution

(c) Resolution - Approving Section 8 Rental Certificate Program Annual Contributions Contract No. SF-618-CA39-E001-037 and Authorizing Execution

(d) Resolution - Authorizing the Executive Director to Negotiate and Enter into a Contract for Youth Tutorial Services at Hayes Valley in an Amount Not To Exceed $60,000.00

(e) Resolution - To Establish a Goal of Hiring Residents to Constitute a Minimum of Ten-Percent of the Total Workforce on the Sunnydale Comprehensive Modernization Project, Phase I

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

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HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Regular Meeting Held:
Thursday, November 9, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in session at 440 Turk Street, San Francisco, California on Thursday, November 9, 1995 at 4:10 p.m.

The meeting was called to order by President Carpeneti.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT:
Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

A quorum was present.

ALSO PRESENT: Al Nelson, Acting Deputy Executive Director
Marie Corlett Blits, Deputy City Attorney of the City and County of San Francisco

2. APPROVAL OF AGENDA:

Al Nelson requested that Resolution (e) be CONTINUED until the next regularly scheduled meeting in order to allow staff further discussion with the residents. A meeting of the Health and Safety Committee was scheduled for Wednesday, November 15, 1995 at 11:00 a.m. to further review Resolution (e). Commissioner Meskunas made a motion, which was seconded by Commissioner Marshall, to continue Resolution (e) to the next meeting. This motion was APPROVED unanimously. Commissioner Redd made a motion, which was seconded by Commissioner Palega, to approved the Agenda as amended. The Agenda was APPROVED unanimously as AMENDED.

3. APPROVAL OF MINUTES:

Commissioner Meskunas requested a correction to the minutes of the October 26, 1995 Regular Meeting. A brief discussion ensued regarding the requested correction. In order to clarify what was actually said at the meeting, the commission directed Al Nelson to send copies of the audio cassette of that meeting to all commissioners. Commissioner Meskunas

made a motion, which was seconded by Commissioner Carpeneti, to move approval of the minutes until the next regularly scheduled meeting, thereby giving the commissioners time to review the audio cassette. The motion passed UNANIMOUSLY.

4. GENERAL COMMUNICATIONS:

Commissioner Carpeneti read the following letter from Ted Dienstfrey, Mayor's Office of Housing, into the record:

"Dear Richard:

I am pleased to send you a copy of a resolution passed unanimously on October 23rd by the San Francisco Board of Supervisors that "approves the San Francisco Housing Authority's proposals for rebuilding public housing units at Hayes Valley, Bernal Dwellings and Plaza East." Furthermore, on October 24th, the San Francisco Redevelopment Agency unanimously approved a pre-development loan of $773,257.00 for rebuilding Hayes Valley. On October 19, the Planning Commission approved the Plaza East proposal and I expect them to approve the Bernal proposal on October 26th. Clearly there is widespread support for the Housing Authority's rebuilding proposals. It has been a long and difficult effort by many individuals to bring these rebuilding proposals so far. As you know I firmly believe that the San Francisco Housing Authority's rebuilding proposals are in the best interest of the residents and neighborhoods in the City. It is reassuring that so many government entities can cooperate so well in this difficult but necessary rebuilding.

Sincerely,
Ted Dienstfrey"

As the next regular meeting would normally fall on Thanksgiving, November 23, 1995, the Commission decided to meet on Monday, November 27, 1995 at 4:00 p.m.

Commissioner Carpeneti requested that Al Nelson arrange to have the first regular meeting in December held at one of the developments.

Commissioner Meskunas inquired whether Dr. Thornton had sent a letter to the Public Utilities Commission indicating that the San Francisco Housing Authority was still an interested party regarding plans for the power plant in the Bayview district. Mr. Nelson said that he would find out if this has occurred.

5. REPORT OF SECRETARY:

Mr. Nelson gave the following report:

As you are aware, the fire which destroyed the historical St. Paulus Luthern church in the early morning hours of Sunday November 5,1995 also cause severe damage to our senior developments at 951 Eddy street which houses 24 units and caused the temporary evacuation of our 939 Eddy Street building which houses 36 units. (939 Eddy - all studios****951 Eddy all 2BR's)

The Housing authority duty officer Mr. Ospital was notified at 2:30pm by the SF Fire Department of the incident. Mr. Ospital responded immediately to the sight to assess the status. He called in a response team of carpenters and laborers to secure the buildings and notified me and the executive director.

The executive director and myself, along with Mr. Jim Williams appeared at the scene to provide additional assistance and to assure that families affected by the tragedy were taken care of. Most of our residents were taken to the Coronet Recreation Center at UCSF. Which was the set up as the Red Cross emergency center.

Both the E.D., Mr. Williams and myself, after providing assistance and direction to staff at the sight, we went to the emergency center to offer additional assistance to residents. Several of the residents who required special care were temporarily housed in a motel for the night.

The following morning, the SFHA an emergency response team consisting of Housing management, Leased Housing, Force account, Procurement and Finance staff met with me to develop strategy for responding to this emergency.

Housing Management immediately assigned our Russian speaking interpreter to assist residents.

Maintenance secured all utilities in the building and our Force Account staff boarded and secured the building.

The main damage at 939 Eddy was the entry doors which were damaged when the Fire Department evacuated the building. These doors were temporary repaired which allowed residents of this building to return to their unit by close-of-business Monday.

951 EDDY STREET

Our 951 Eddy Street Building was condemned by the City due to the extensive fire damage which occurred to the roof and top floor. Extensive water and smoke damage occurred to all remaining floors.

On Monday, residents were allowed to re-enter the building under the escort of Housing staff and the SFPD so they could obtain medication and other small personal possessions.

951 Eddy Street was secured by our Force Account staff.

The building will remain open from 7:30 am to 4:30pm the remainder of this week for individuals to move more of their possession. Residents were notified that they must call the emergency number, beginning Monday, to schedule access back into the building.

The Housing Authority will utilize existing senior vacancies and Section-8 certificates to re-house residents. The redevelopment Agency has offered assistance in identifying vacant units in their inventory and the Red Cross is paying the hotel costs for temporary housing, This assistance will expire in two to three weeks.

A meeting with all 23 families of 951 Eddy was held at Cathedral hill Hotel yesterday to inform them of their re-housing options, temporary storage of belongings and an explanation of section-8 program.

The Authority will be closed Friday, but staff will be present at Eddy Street to admit residents into their units. A moving company will also be there to assist them.

I would like to thank the Redevelopment Agency, Red Cross, Fire Department and SF Police Department for their assistance and cooperation.

Also, special thanks and appreciation for our staff in their efforts which went far beyond their formal duties and responsibilities.

The Executive Director will keep the Commission informed of our future activities.

The Housing Authority's insurance company has sent an adjustor out to survey the damage. Formal notification of the damages is expected within the week. The residents will be working with the both the Property Manager and the District Manager during the relocation process.

Commissioner Carpeneti commended staff for their prompt, courteous and effective response to this tragedy. Commissioner Redd asked for clarification regarding the emergency notification procedure. Mr. Jim Williams stated that all senior developments have an on-site resident custodian to deal with emergencies. Mr. Nelson stated that residents of the family developments have an emergency phone number, staffed 24 hours a day, seven days a week, which connects them to an answering service which then notifies the duty officer. The duty officer calls the resident and then makes a decision regarding the appropriate actions and/or notifications for that particular emergency. It was noted that the emergency number is posted at all developments, as well as having been put on rent statements in the past.

Commissioner Meskunas asked for clarification regarding two matters that have received a great deal of publicity - the Police/Housing Authority Task Force being disbanded, and the "pit bull situation." Mr. Michael Porter noted that the Task Force has not been disbanded, but the Task Force will no longer respond to situations at the development. However, district police stations are getting increased staff to directly respond to situations in the developments of their individual districts. A report regarding the "pit bull situation" will be provided to the Commission at their next meeting.

6. **COMMITTEE REPORT:**

None of the committees have met since the last Regular Commission meeting. The Health and Safety Committee will meet on November 15, 1995 at 11:00 a.m. The Finance Committee will meet on Monday, November 27, 1995 at 2:00 p.m. The Site and Design Committee will meet on Monday, November 27, 1995 at 3:00 p.m.

Commissioner Carpeneti indicated that he will meet with any commissioners who have an interest in sitting on a particular committee.

7. TENANT REPRESENTATIVE REPORT:

There were no representatives from the tenant associations present.

8. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Jan Allen - Clementina
Jewel Green - Hunters View
David Walsh
Malik Rahim - Bernal

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

(a) RESOLUTION NO. _____
DATE: _____

RESOLUTION AMENDING ARTICLE III, SECTION III, SPECIAL MEETINGS, OF THE BYLAWS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

WHEREAS, the first sentence of Article III, Section III, of the Bylaws, as amended on July 14, 1994, of the Housing Authority of the City and County of San Francisco provides for the following regarding Special Meetings:

> Special meetings may be called by the President or by three Commissioners, for the purpose of transacting any business of the Authority, and notice thereof shall specify and the purpose of said meeting and be mailed to each Commissioner at least 48 hours before such meeting.

WHEREAS, the Commissioners desire to change the Bylaws in order to be consistent with the California Housing Authorities Law, at Section 34283, which provides that the President or two Commissioners (rather than three Commissioners) may call a special meeting; and

WHEREAS, Article IV, Section I of said Bylaws provides that the Bylaws may be amended by the vote of at least four of the members of the Authority at a regular or special meeting;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The first sentence of Article III, Section III, of the Bylaws be, and hereby is, amended as follows:

   Special meetings may be called by the President or by two Commissioners, for the purpose of transacting any business of the Authority, and notice thereof shall specify the purpose of said meeting and be mailed to each Commissioner at least 48 hours before such meeting.

APPROVED AS TO FORM AND LEGALITY:

_____
Marie Corlett Blits,
Deputy City Attorney

_____
Date

Commissioner Kavanagh inquired of Marie Blits if the state law superseded the Housing Authority's by-laws. Ms. Blits indicated that state law does supersede the by-laws, and that whether or not the by-laws are formally changed, any two (2) commissioners can still call a Special Meeting. Commissioner Lee requested Ms. Blits to provide the commissioners with the California Public Health and Safety laws which are relevant to the Housing Authority.

Commissioner Meskunas made a motion to ADOPT Resolution (a) and Commissioner Carpeneti seconded the motion. There being no further discussion, the vote was:

AYE:	Richard Carpeneti, President
	Barbara Meskunas, Commissioner
NAY:	Hadie Redd, Vice President
	Larry K. Lee, Commissioner
	Thelma Kavanagh, Commissioner
	Juanita D. Marshall, Commissioner

Resolution (a) was NOT ADOPTED.

(b) RESOLUTION NO. 4558
DATE: 11/9/95

RESOLUTION APPROVING SECTION 8 RENTAL CERTIFICATE PROGRAM ANNUAL CONTRIBUTIONS CONTRACT No. SF-618 - CA39-E001-037 AND AUTHORIZING EXECUTION

The San Francisco Housing Authority ("PHA") entered into a Section 8 Annual Contributions Contract ("ACC") on December 23, 1975 as amended with the United States of America ("Government")

Now therefore, be it resolved by PHA, as follows:

1. The SUPERSEDING Section 8 ACC and funding Exhibits A for the Rental Certificate Program is hereby approved and accepted. The Chairperson is hereby authorized and directed to execute the counterparts of the ACC on behalf of PHA, and the Secretary is hereby authorized to impress the official seal of the PHA on each such counterpart and to forward such executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

/s/Marie Corlett Blits
Marie Corlett Blits,
Deputy City Attorney

November 9, 1995
Date

Commissioner Redd made a motion to ADOPT Resolution No. 4558 and Commissioner Marshall seconded the motion. There being no further discussion, the vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Larry K. Lee, Commissioner
Barbara Meskunas, Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

Resolution No. 4558 was ADOPTED.

(c) RESOLUTION No. 4559
DATE: 11/9/95

RESOLUTION APPROVING SECTION 8 RENTAL VOUCHER PROGRAM ANNUAL CONTRIBUTIONS CONTRACT No. SF-618 - CA39-V001-028 AND AUTHORIZING EXECUTION

The San Francisco Housing Authority ("PHA") entered into a Section 8 Annual Contributions Contract ("ACC") on December 23, 1975 as amended with the United States of America ("Government")

Now therefore, be it resolved by PHA, as follows:

1. The SUPERSEDING Section 8 ACC and funding Exhibits B for the Rental Voucher Program are hereby approved and accepted. The Chairperson is hereby authorized and directed to execute the counterparts of the ACC on behalf of PHA, and the Secretary is hereby authorized to impress the official seal of the PHA on each such counterpart and to forward such executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

/s/Marie Corlett Blits
Marie Corlett Blits,
Deputy City Attorney

November 9, 1995
Date

Commissioner Meskunas made a motion to ADOPT Resolution No. 4559 and Commissioner Marshall seconded the motion. There being no further discussion, the vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Larry K. Lee, Commissioner
Barbara Meskunas, Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

Resolution No. 4559 was ADOPTED.

(d) RESOLUTION NO. 4560
DATE ADOPTED 11/9/95

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT FOR YOUTH TUTORIAL SERVICES AT HAYES VALLEY IN AN AMOUNT NOT TO EXCEED $60,000.00

WHEREAS, the Authority wishes to contract for after-school tutorial services at its Hayes Valley Development; and

WHEREAS, at least one potential contractor has represented itself able and willing to perform the services set forth in the contract; and

WHEREAS, tutorial services will benefit the future of children at Hayes Valley; and

WHEREAS, after school youth tutorial services will continue to be provided under the contract, in addition to other services to be provided under the contract; and

WHEREAS, funding for the services described herein is provided for in the 1994 Drug Elimination Program grant; and

WHEREAS, in order to contract for the performance of these services, the Authority is required to (1) comply with the bidding requirements of 24 CFR 85.36 or 24 CFR Part 963, and related provisions, or (2) obtain an exception or waiver from HUD from compliance with either of those provisions, and the Authority has not yet complied with those requirements or obtained any such exception or waiver.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract with an appropriate contractor in an amount not to exceed $60,000.00 for the provision of after-school youth tutorial services at Hayes Valley, subject to compliance with the applicable bidding requirements of 24 CFR 85.36 or 24 CFR Part 963, or obtaining an exception or waiver from HUD from compliance with either of those provisions. Such contract shall be in substantially the form attached as Exhibit A to this resolution.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

/s/Marie Corlett Blits
Marie Corlett Blits, Deputy City Attorney

November 9, 1995
Date

Commissioner Redd inquired if these funds were going to monitored, in light of the soon to be demolished Hayes Valley development. Mr. Nelson responded that all funds, regardless of any particular development's situation, are monitored. Additionally, Commissioner Redd inquired about transportation for students of these services. It was noted that transportation will be provided for the students.

Commissioner Meskunas made a motion to ADOPT Resolution No. 4560 and Commissioner Carpeneti seconded the motion. There being no further discussion, the vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Larry K. Lee, Commissioner
Barbara Meskunas, Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

Resolution No. 4560 was ADOPTED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Jan Allen - Clementina
Kathy Perry
Louise Vaughn
Sharon Hewitt
Malik Rahim - Bernal

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

There being no further business to come before the Commission, the Regular meeting of November 9, 1995 was adjourned by Commissioner Carpeneti at 6:05 p.m. by consensus. The next Regular meeting has been scheduled for Monday, November 27, 1995 at 440 Turk Street at 4:00 p.m.

Richard Carpeneti
President

Al Nelson
Acting Deputy Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

November 14, 1995

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PUBLIC NOTICE

A Special Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 2:00 p.m. on Thursday, November 16, 1995, in the Commission Room at 440 Turk Street, San Francisco, California.

During the meeting the Commission will adjourn to Executive (closed) Session to confer with Legal Counsel on pending litigation, United States District Court for the Northern District, Case No. C95 1558 FSL Deborah Whittle, Cordell Olive and Kathleen Jamison v. The San Francisco Housing Authority, Felipe Floresca, Barbara Meskunas, Milt Reiterman, and Does One through Fifty, pursuant to Government Code Section 54956.9

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street, between Hyde and Larkin, in the ground floor meeting room. The closest accessible BART Station is CIVIC CENTER. Accessible MUNI Lines serving this location are the 31 Balboa and the 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Ray Lavelle at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the Authority to accommodate these individuals.

Rev. 11/9/95
Issued by Commission Secretary

A SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, NOVEMBER 16, 1995 AT 2:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Special Meeting Held:
Thursday, November 16, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

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2. APPROVAL OF AGENDA:

3. PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda and Non-Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423.

4. EXECUTIVE SESSION:

During the Regular meeting, the Commission will adjourn to Executive (Closed) Session to confer with Legal Counsel on pending litigation, pursuant to Government Code Section 54956.9(a):

1. United States District Court for the Northern District, Case No. C95 1558 FSL Deborah Whittle, Cordell Olive and Kathleen Jamison v. The San Francisco Housing Authority, Felipe Floresca, Barbara Meskunas, Milton F. Reiterman, Peter Byrne, The Institute For Contemporary Studies.

5. ADJOURNMENT:

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Special Meeting Held:
Thursday, November 16, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in session at 440 Turk Street, San Francisco, California on Thursday, November 16, 1995 at 2:04 p.m.

The meeting was called to order by President Carpeneti.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

A quorum was present.

ALSO PRESENT: Shirley A. Thornton, Executive Director
Marie Corlett Blits, Deputy City Attorney, City and County of San Francisco

2. APPROVAL OF AGENDA:

Commissioner Meskunas motioned to approve the Agenda and Commissioner Redd seconded the motion. The Agenda was UNANIMOUSLY APPROVED.

3. PUBLIC COMMENT ON AGENDA ITEMS OR NON-AGENDA ITEMS:

The Public had the opportunity to comment on Agenda or non-Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423.

None.

4. CLOSED SESSION:

Commissioner Carpeneti adjourned the Commission to a closed session at 2:06 p.m. to confer with legal counsel regarding United States District Court for the Northern District, Case No. C95 1558 FSL Deborah Whittle, Cordell Olive and Kathleen Jamison v. The San Francisco Housing Authority, Felipe Floresca, Barbara Meskunas, Milton F. Reiterman, and Does One through Fifty. Commissioner Carpeneti reconvened the meeting at 2:45 p.m. and stated that the Commission had conferred with counsel regarding the above case. It was noted that Commissioner Palega left the closed session at 2:35 p.m.

5. ADJOURNMENT:

Prior to adjournment, Commissioner Lee asked Dr. Thornton to investigate if there was some way the Housing Authority could assist the seniors in obtaining turkeys for Thanksgiving. Dr. Thornton stated that she would investigate this.

Commissioner Meskunas motioned that the meeting be adjourned and Commissioner Lee seconded the motion. There being no further business to come before the Commission, the Special Meeting of November 16, 1995 was adjourned by Commissioner Carpeneti at 2:48 p.m., by consensus. The next Regular meeting has been scheduled for Monday, November 27, 1995 at 440 Turk Street at 4:00 p.m.

Richard Carpeneti
President

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

November 17, 1995

PUBLIC NOTICE

The Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m. in the Commission Room on Monday, November 27, 1995, at 440 Turk Street, San Francisco, California.

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

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ACCESSIBLE MEETING POLICY

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2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting if you wish to have American Sign Language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the Authority to accommodate these individuals.

Rev. 11/17/95
Issued by Commission Secretary

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON MONDAY, NOVEMBER 27, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Monday, November 27, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

Regular Meeting of October 26, 1995
Regular Meeting of November 9, 1995
Special Meeting of November 15, 1995

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

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10. UNFINISHED BUSINESS:

(e) Resolution - To Establish a Goal of Hiring Residents to Constitute a Minimum of Ten-Percent of the Total Workforce on the Sunnydale Comprehensive Modernization Project, Phase I

11. NEW BUSINESS:

(a) Resolution - Approving the Certifications for Performance Indicators under the Public Housing Management Assessment Program (PHMAP)

(b) Resolution - Ratifying the Execution of a Purchase Order and Policy with ITT-Hartford Insurance Company for Property Insurance in an Amount Not To Exceed $477,688.00 During Fiscal Year 1995-1996

(c) Resolution - Authorizing the Executive Director of the San Francisco Housing Authority ("Authority") to Enter into a Contract with Goldfarb and Lipman in an Amount Not to Exceed $30,000 to 1) Form a Non-profit Public Benefit Corporation to Act as a General Partner of the Hayes Valley Limited Partnership Developer, 2) Assist in the Tax Credits Syndication of the Partnership and the Financing of the Hayes Valley Development, and 3) Perform Additional Services Related to the Hope VI Funded Activities at Hayes Valley

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

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HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Regular Meeting Held:
Monday, November 27, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in session at 440 Turk Street, San Francisco, California on Monday, November 27, 1995 at 4:20 p.m.

The meeting was called to order by President Carpeneti.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

ABSENT: Larry K. Lee, Commissioner

A quorum was present.

ALSO PRESENT: Shirley A. Thornton, Executive Director
Marie Corlett Blits, Deputy City Attorney of the City and County of San Francisco

2. APPROVAL OF AGENDA:

Commissioner Redd made a motion, which was seconded by Commissioner Palega, to approve the agenda. The Agenda was APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Carpeneti read the following statement: "The distributed minutes of the November 9, 1995 meeting did not reflect Commissioner Palega's voting record. Commissioner Palega was in attendance at that meeting and voted on all the resolutions presented. A new set of minutes, which reflect Commissioner Palega's voting record, have been distributed to the Commission."

As there still seems to be some discrepancy regarding what was said at the October 26, 1995 meeting regarding the discussion on Agency reorganization, Commissioner Carpeneti made

a motion, which was seconded by Commissioner Marshall, to table approval of the minutes until further review of the tape of the meeting. The motion was APPROVED.

Commissioner Meskunas made a motion, which was seconded by Commissioner Palega, to approve the minutes (as corrected) of the November 9, 1995 meeting. The motion was APPROVED.

Commissioner Palega made a motion, which was seconded by Commissioner Meskunas, to approve the minutes of the Special meeting of November 15, 1995. The motion was APPROVED. As it was later determined that the agenda incorrectly reflected the date of the meeting as November 15, 1995, instead of November 16, 1995, Commissioner Carpeneti made a motion to amend the previous motion to approve the minutes of the November 16, 1995 meeting. This motion was seconded by Commissioner Redd and APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Carpeneti discussed holding some of the Commission meetings at the developments. It was first determined to hold the December 9, 1995 at one of the developments. Commissioner Palega made a suggestion to give the residents of the developments about a month's notice before holding a meeting. This suggestion was agreed to by the rest of the Commissioners. Dr. Thornton was requested to make arrangements to hold the first meeting in January at one of the developments.

Commissioner Carpeneti read the following portion of a letter he received from Louis Renne, City Attorney:

"Dear President Carpeneti, Honorable Members of the Commission, Dr. Thornton:

I have read the Housing Authority's current newspaper advertisement for Legal Counsel and wish to respond. For the reasons indicated in our letter of February 14, 1995, we continue to be very interested in performing legal services for the Commission, the Executive Director and the Staff. A copy of the earlier letter in enclosed. I would be happy to discuss this matter further with you."

Commissioner Carpeneti also discussed a letter sent to the Mayor from Dr. Thornton regarding the non-payment of PILOT (Payment In Lieu Of Taxes). PILOT is a program in which the Housing Authority pays for city services because it does not pay real estate tax. Commissioner Carpeneti stated that he does not feel the Housing Authority receives the level of city services that other city residents receive, and therefore considers PILOT to be unfair. He encouraged anyone who felt they could assist the Housing Authority in this matter to do so.

5. REPORT OF SECRETARY:

In reference to the 939/951 Eddy Street buildings that were damaged by the November 5 St. Paulus Church fire, Dr. Thornton stated that one building is back in operation. The Housing Authority is working with the insurance company to determine how we will go about

replacing the other building, as it is a historical site. Everyone in this building has been relocated, pending getting the building in a habitable condition again.

Dr. Thornton announced that two resource centers have been opened up; one at Alice Griffith and one at North Beach. She publicly thanked all the people involved in repairing the North Beach Resource Center after it had been set on fire by vandals. There have been some obstacles regarding these centers that have been overcome. Commissioner Palega wanted everyone to know that these Resource Centers are not just "police stations." They are centers where services will be available to help both adult and youth residents with such issues as education, job training and employment.

Commissioner Carpeneti expressed some concern because an MOU with the Police Department has not been signed yet and these centers have already experienced violent acts. Dr. Thornton stated that Commander Holder has said that the police will work with the Housing Authority whether the MOU was signed or not. The MOU is expected to be signed before the next Commission meeting. The Police/Housing Authority Task Force is in transition while it is determined what services the Task Force will perform. Main police services will be provided by the neighborhood stations.

In response to an inquiry at the last meeting, Dr. Thornton distributed a report on infractions to the pet policy and the "pit bull" situation that received so much media attention. This report will be updated on a regular basis and provided to the Commission on request.

The Tenant Charge List has been activated. This program reviews damages at the apartments and holds tenants financially responsible for any malicious damages.

Joyce Roberson, of the SF HUD office, informed Dr. Thornton that Kevin Marchman, Assistant Secretary-Designate for Public and Indian Housing, will be in the Bay Area on December 6, 1995. He will be meeting with the Executive Directors of Bay Area Housing Authorities and then spending time here in San Francisco, as well as Oakland.

Commissioner Meskunas inquired about a fire in the 1880 Pine Street building. This was a small, contained fire in a garbage chute which caused very minor damage. Commissioner Meskunas requested that all the commissioners be alerted whenever there is a fire or a police emergency.

6. COMMITTEE REPORT:

Commissioner Meskunas reported that the Finance Committee met just previous to this Commission meeting. Resolution (a) - the PHMAP score, Resolution (b) - Property Insurance, and Resolution© - Goldfarb and Lipman, were all reviewed and recommended unanimously to the Commission. Finance reports for period ending September 30, 1995 were distributed. An update on Tenants Accounts Receivable was given, with a full report expected at the next Committee meeting. Barrie Stewart, Director of Finance, reported that we are unable to document all of our operating reserve account. The reserves are approximately $5 million and have been carried forward for ten years. A full report is expected within the next few months. The next Finance Committee meeting is scheduled for 3:00 p.m. on December 28, 1995.

Commissioner Redd reported that the Health and Safety Committee met on November 15, 1995. Resolution (e) - 10% Sunnydale Hiring, was reviewed and recommended to the Commission. The Housing Authority has received 10 proposals for security at Senior/Disabled buildings. These proposals will be reviewed in December. Also, regarding the "pit bull" situation, Commissioner Redd reiterated that Property Managers are not to try and remove animals. This should be left to Animal Care and Control.

7. LEGAL REPORT:

Debrenia Madison reported that a year-end legal report will be forthcoming to the Commissioners.

8. TENANT REPRESENTATIVE REPORT:

Gregory Richardson, Mrs. Kennedy and Mrs. Williams reported the following results of the recent PHTA election: President - Christine Neal, Vice President - Rosemary Ozan, Secretary - Babs Daw, Corr. Secretary - Tiki Hadley, Treasurer - Cora Washington, Parliamentarian - Mary Jones. There will be a report from the PHTA at the next meeting.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Shirley Dorton - Sunnydale Development

10. UNFINISHED BUSINESS:

(e) RESOLUTION NO. 4561
DATE ADOPTED 11/27/95

RESOLUTION TO ESTABLISH A GOAL OF HIRING RESIDENTS TO CONSTITUTE A MINIMUM OF TEN-PERCENT OF THE TOTAL WORKFORCE ON THE SUNNYDALE COMPREHENSIVE MODERNIZATION PROJECT, PHASE I

WHEREAS, the San Francisco Housing Authority seeks to comply with and further the goals set forth in Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 170lu and its accompanying regulations at 24 CFR part 135 ("Section 3") for resident hiring in construction project; and,

WHEREAS, Section 3 regulations require that for the fiscal year beginning October 1, 1995, all contractors and subcontractors on Housing Authority projects hire residents to constitute a minimum of twenty percent (20%) of their aggregate new hires for the fiscal years; and

WHEREAS, the San Francisco Housing Authority is in the process of developing an effective plan to implement Section 3 as well as its own Resident Hiring Policy to assure participation of Residents in the construction of residential developments; and,

WHEREAS, the San Francisco Housing Authority seeks to build on Section 3 goals to establish a goal that Residents constitute a minimum of ten percent (10%) of the aggregate total workforce (person-hours for all contractors and subcontractors) on construction project; and,

WHEREAS, the Sunnydale modernization project would be an excellent project to first apply a SFHA minimum ten percent (10%) total workforce goal.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The General Conditions Specifications for CAL 1-3, Sunnydale Low-Income Housing Development Comprehensive Modernization, Phase I (Bid 95-13) shall be amended to:

   (a) Establish a goal requiring that the Contractor and all Subcontractors together hire Residents such that Residents constitute a minimum of ten percent (10%) of the total workforce (calculated by person-hours) on the project; and,

   (b) Provide that the Contractor's or Subcontractor's failure to realize the goal or to make good faith efforts to do so shall result in: (1) a ten-day notice to cure; and, if the Contractor fails to cure, then (2) penalties in the amount of $1,000 multiplied by the Resident shortfall for each week of the shortfall, payable to the San Francisco Housing Authority upon demand, or set off from amounts owed for work on the project; or (3) breach of contract; and/or (4) the termination of the contract.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

/s/Marie Corlett Blits
Marie Corlett Blits, Deputy City Attorney

November 27, 1995
Date

Commissioner Palega inquired whether this resolution was going to be a blanket policy for all developments. Ms. Barbara Smith indicated that this resolution is only applicable to Sunnydale, Phase I, and would not impact other goals for other projects. Ms. Smith also indicated that Section 3 laws regarding resident workforce hiring would probably provide a much lower percentage of resident hiring - even the possibility of no resident hiring. Ms. Smith also stated that the residents have urged a much higher percentage requirement. However, Ms. Smith also spoke about a survey that was conducted of over 600 Sunnydale

residents. The vast majority of residents had little or no construction experience. Commissioner Palega had several questions regarding how the survey was conducted. Ms. Smith will provide Commissioner Palega with information on this survey. Commissioner Meskunas made a motion, which was seconded by Commissioner Carpeneti, to approve resolution (e). The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Barbara Meskunas, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT:	Larry K. Lee, Commissioner

Resolution No. 4561 was ADOPTED.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4562
DATE ADOPTED: 11/27/95

RESOLUTION APPROVING THE CERTIFICATIONS FOR PERFORMANCE INDICATORS UNDER THE PUBLIC HOUSING MANAGEMENT ASSESSMENT PROGRAM (PHMAP)

WHEREAS, the U.S. Department of Housing and Urban Development issued the rule on the Public Housing Management Assessment Program (PHMAP) which provides twelve (12) indicators which will be used by HUD to evaluate the management performance of Public Housing Agencies; and

WHEREAS, the San Francisco Housing Authority is designated by the U.S. Department of Housing and Urban Development as a "Standard" agency; and

WHEREAS, the San Francisco Housing Authority performed an internal performance assessment in accordance with the PHMAP rule which reveals that the SFHA's management performance has maintained its' performance at a level qualifying "Standard" agency; and

WHEREAS, the San Francisco Housing Authority is required to provide certification as to data on PHMAP performance indicators not found in existing HUD reporting and data forms; namely, Indicators 1, 3, 5, 6, 7, 8, and 11;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT;

1. The San Francisco Housing Authority approves the certification under the Public Housing Management Assessment Program for performance indicators 1) Vacancy Number and Percentage; 3) Rents Uncollected; 5) Unit Turnaround; 6) Outstanding Work Orders; 7) Annual Inspection and Condition of Units and Systems; 8) Tenant Accounts Receivables; and 11) Resident Initiatives.

2. The President of the Commission is authorized to execute the PHMAP certified questionnaire.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

/s/Marie Corlett Blits
Marie Corlett Blits
Deputy City Attorney

November 27, 1995
Date

Commissioner Carpeneti congratulated staff on keeping the Authority off of the troubled list. He also encouraged staff to try to bring up the scores for sections where we scored low or not at all. Commissioner Meskunas made a motion, which was seconded by Commissioner Marshall, to approve resolution (a). The vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara Meskunas, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

ABSENT: Larry K. Lee, Commissioner

Resolution No. 4562 was ADOPTED.

(b) RESOLUTION NO.4563
DATE ADOPTED 11/27/95

RESOLUTION RATIFYING THE EXECUTION OF A PURCHASE ORDER AND POLICY WITH ITT-HARTFORD INSURANCE COMPANY FOR PROPERTY INSURANCE IN AN AMOUNT NOT TO EXCEED $477,688.00 DURING FISCAL YEAR 1995-96

WHEREAS, the Authority solicited quotes for property insurance through a third party insurance broker for coverage on all property owned and operated by the agency; and

WHEREAS, the Authority's property insurance policy for Fiscal Year 1994-95 expired on October 23, 1995 and to avoid a lapse in coverage, the Authority proceeded to authorize the implementation of a policy and payment pending Commission ratification; and

WHEREAS, the ITT-Hartford Insurance Company has and can provided the necessary insurance coverage in a manner that is most advantageous to the agency, cost and other factors considered; and

WHEREAS, the insurance coverage on all property owned and operated by the Authority is a necessary and required expense and in accordance with procurement regulations under 24 CFR, part 85.36(d)(4), the Authority should ratify this resolution accepting the property insurance policy offered by ITT-Hartford Insurance Company; and

WHEREAS, funding for the insurance service described herein is available as part of the Authority's 1995-96 operating budget and Section 8 Administrative fees;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Authority's property insurance with ITT-Hartford Insurance Company is hereby ratified in an amount not to exceed $477,688.00 during fiscal year 1995-96, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution is effective immediately.

APPROVED AS TO FORM AND LEGALITY:

/s/ Marie Corlett Blits
Marie Corlett Blits
Deputy City Attorney

November 27, 1995
Date

There being no discussion, Commissioner Redd made a motion, which was seconded by Commissioner Meskunas, to adopt Resolution (b). The vote was:

AYE:	Richard Carpeneti, President Hadie Redd, Vice President Barbara Meskunas, Commissioner Sululagi Palega, Sr., Commissioner Thelma Kavanagh, Commissioner Juanita D. Marshall, Commissioner
NAY:	None
ABSENT:	Larry K. Lee, Commissioner

Resolution No. 4563 was ADOPTED.

© RESOLUTION NO. 4564
DATE ADOPTED: 11/27/95

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE SAN FRANCISCO HOUSING AUTHORITY (AUTHORITY) TO ENTER INTO A CONTRACT WITH GOLDFARB AND LIPMAN IN AN AMOUNT NOT TO EXCEED $30,000 TO 1) FORM A NON-PROFIT PUBLIC BENEFIT CORPORATION TO ACT AS A GENERAL PARTNER OF THE HAYES VALLEY LIMITED PARTNERSHIP DEVELOPER, 2) ASSIST IN THE TAX CREDITS SYNDICATION OF THE PARTNERSHIP AND THE FINANCING OF THE HAYES VALLEY DEVELOPMENT, AND 3) PERFORM ADDITIONAL SERVICES RELATED TO THE HOPE VI FUNDED ACTIVITIES AT HAYES VALLEY

WHEREAS, the Authority negotiated a Disposition/Development Agreement and a Land Lease Agreement with the McCormack Baron/Related Companies of California development teams and the Hayes Valley North and South Resident Management Corporation, Inc., for the redevelopment and management of the Hayes Valley North and South CAL 18(7) public housing and authorized by the Authority's Commission; and

WHEREAS, the Authority's Commission has approved Resolution #4848, authorizing the Executive Director to enter into the Hayes Valley Disposition/Development Agreement and a Land Lease Agreement with McCormack Barron and Related Companies of California; and

WHEREAS, Resolution #4348 authorized the Executive Director to enter into a contract with Goldfarb and Lipman for additional legal services for the Development/Disposition Agreement and the Land Lease Agreement; and

WHEREAS, the Authority's Demolition/Disposition Application, submitted to HUD February 10, 1995, was approved; and

WHEREAS, the Low Income Housing Tax Credit Application was approved by the State on July 19, 1995, for $8,169,000 and the City approved a CDBG Section 108 loan of up to $5.2 million; and

WHEREAS, Resolution #4348 did indicate that the Authority may require additional services from Goldfarb and Lipman once the Development/Disposition Agreement and Land Lease Agreement were executed; and

WHEREAS, the Authority intends to develop a non-profit housing development arm in order to continue with the development of the New Hayes Valley; and

WHEREAS, the funds for this contract is an eligible use of Comprehensive Modernization Management Improvement Funds; and

WHEREAS, the costs will be reimbursed by the recently awarded $22 million HOPE VI Plus Grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a contract with Goldfarb and Lipman in an amount not to exceed $30,000 from Comprehensive Modernization Management Improvement funds to 1) form a non-profit public benefit corporation to act as a general partner of the Hayes Valley Limited Partnership Developer, 2) assist in the tax credits syndication of the partnership and the financing of the Hayes Valley development, and 3) perform additional services related to the Hope VI funded activities at Hayes Valley.

2. The Comprehensive Modernization Management Improvement funds will be reimbursed with HOPE VI Plus funds as soon as it is possible.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Leslie Trutner
Leslie Trutner
Deputy City Attorney

November 27, 1995
Date

There being no discussion, Commissioner Meskunas made a motion, which was seconded by Commissioner Redd, to adopt Resolution (c). The vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara Meskunas, Commissioner
Sululagi Palega, Sr., Commissioner

Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

ABSENT: Larry K. Lee, Commissioner

Resolution No. 4564 was ADOPTED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Vera Kennedy - Hunters View Development
Eva Mae Williams - Robert B. Pitts Development
Jewel Green - Hunters View Development
Kevin Robinson - Alemany Development
Rosemary Ozan - Plaza East Development
David Welsh

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

There being no further business to come before the Commission, the Regular meeting of November 27, 1995 was adjourned by Commissioner Carpeneti at 5:45 p.m. by consensus. The next Regular meeting has been scheduled for Thursday, December 14, 1995 at 440 Turk Street at 4:00 p.m.

Richard Carpeneti
President

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

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December 8, 1995

PUBLIC NOTICE

The Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m. in the Commission Room on Thursday, December 14, 1995, at 440 Turk Street, San Francisco, California.

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street, between Hyde and Larkin, in the ground floor meeting room. The closest accessible BART Station is CIVIC CENTER. Accessible MUNI Lines serving this location are the 31 Balboa and the 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting if you wish to have American Sign Language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the Authority to accommodate these individuals.

Rev. 11/17/95
Issued by Commission Secretary

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, DECEMBER 14, 1995 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, December 14, 1995

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

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2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

Regular Meeting of October 26, 1995
Regular Meeting of November 27, 1995

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

Swearing In of New PHTA Officers
Eviction Status Report

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

Resolution (a) - Resolution Authorizing the Executive Director to Enter into a Contract with Atlas Elevator Company for the Modernization of Elevator at Cal 1-36, 227 Bay Street Housing Development, in the Amount of $93,800.00.

Resolution (b) - Resolution Authorizing the Executive Director to Enter into Contracts with Applied Pest Management, Inc. And Mill's Pest Control & Elimination Service for Pest Control Services in an Amount Not to Exceed $163,600.00 During Fiscal Year 1995-96

Resolution (C) - Resolution Authorizing the Executive Director to Execute a Contract with Burns Security to Provide Security Services at 22 Senior Citizens Developments in an Amount Not to Exceed $544,757.00

Resolution (d) - Resolution Authorizing the Executive Director to Negotiate and Enter into an Agreement for a Innovative Partnership with the American Red Cross of the Bay Area to Provide Homeless Prevention Services Encompassing Families Living in Potrero Terrace and Sunnydale Developments Creating On-Site Red Cross Family Support Centers

Resolution (e) - Resolution Acknowledging the Dissolution of the Potrero Annex/Terrace Residents Association, the Resident Management Corporation Formerly Representing the Potrero Annex and Terrace Management Corporation as the Resident Management Corporation Representing the Potrero Annex Development, and Authorizing the Executive Director to Execute a Recognition Memorandum of Understanding Between the SFHA and the Potrero Hill Annex Resident Management Corporation.

Resolution (f) - Resolution Authorizing the Executive Director to Enter into a Memorandum of Understanding and Contract with the Hayes Valley North and South Resident Management Corporation, to Deliver Supportive Services for Hayes Valley Residents for a Four Month Period of Time Beginning with the Date of this Resolution, in an Amount Not to Exceed $55,584.00

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Regular Meeting Held:
Thursday, December 14, 1995

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in session at 440 Turk Street, San Francisco, California on Thursday, December 14, 1995 at 4:20 p.m.

The meeting was called to order by President Carpeneti.

1. ROLL CALL:

Roll Call found the following members to be:

BUSINESS-SCIENCE
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PRESENT: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara R. Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

ABSENT: None

A quorum was present.

ALSO PRESENT: Shirley A. Thornton, Executive Director
Marie Corlett Blits, Deputy City Attorney of the City and County of San Francisco

2. APPROVAL OF AGENDA:

At the request of staff, Resolution (c), Approving a Contract with Burns Security to Provide Security Services at Senior/Disabled Developments, was withdrawn due to a bid protest by Western Security Bureau (WSB). Additionally, Resolution (f), Entering into an MOU with the Hayes Valley RMC for Support Services, was withdrawn due to a lack of documentation. Later on in the meeting Dr. Thornton handed the following, regarding pulling Resolution (f) from the agenda, to the Commissioners: "The private developer has volunteered to enter into a contract with The American Red Cross to provide relocation services at Hayes Valley. In addition, they have agreed to cover the cost of providing the Tenant Advocate and Resident Relocation Aide training (including the hiring of 5 residents @ 12.50 per hour) which the resolution on the current agenda would have addressed. Under the current arrangements, the same services and employment opportunities will be provided to the residents of Hayes Valley North and South at no cost to the Authority. The Hayes Valley RMC has been a partner in developing this strategy, and supports it fully." Commissioner Meskunas made a motion, which was seconded by Commissioner Redd, to approve the agenda as amended. The Agenda was APPROVED UNANIMOUSLY.

3. APPROVAL OF MINUTES:

Commissioner Meskunas made a motion, which was seconded by Commissioner Marshall, to approve the minutes of the October 26, 1995 Regular Meeting. The minutes were APPROVED UNANIMOUSLY. Commissioner Kavanagh made a motion, which was seconded by Commissioner Marshall, to approve the minutes of the November 27, 1995 Regular Meeting. The minutes were APPROVED UNANIMOUSLY.

4. GENERAL COMMUNICATIONS:

Commissioner Carpeneti announced the following new committee assignments: The Health and Safety Committee chaired by Commissioner Redd with Commissioners Marshall and Kavanagh as members; the Finance Committee chaired by Commissioner Meskunas with Commissioners Palega and Carpeneti as members; the Site and Design Committee chaired by Commissioner Carpeneti with Commissioners Meskunas and Lee as members. Additionally, Commissioner Carpeneti announced the creation of a new Committee - the Resident Relations Committee, chaired by Commissioner Marshall with Commissioners Kavanagh and Palega as members. The Resident Relations Committee is tentatively scheduled to meet on the 2nd and 4th Wednesday of the month at 4:00 p.m. at 440 Turk Street. Commissioner Marshall stated that she feels that many problems can be resolved by the tenants getting together amongst themselves to resolve issues. Commissioner Marshall also stated that she believes that tenants, staff and legal counsel can all work together to resolve any problems or outstanding issues.

Commissioner Carpeneti announced that, due to the expected lack of a quorum, the Regular Meeting of December 28, 1995 will be canceled. He announced that the next Regular Meeting of the Commission will be Thursday, January 11, 1996 and will be held at the Milton Meyer Recreation Center at 195 Kiska Road, San Francisco, in the Hunter Point "A" East development.

Commissioner Carpeneti expressed congratulations, on behalf of the full Commission, to Mr. Willie Louis Brown, Jr., newly elected Mayor of San Francisco.

Commissioner Carpeneti stated that he has received information that indicates that there may have been some irregularities in the election procedures for the Public Housing Tenant Association (PHTA) and that the election procedures have not been reviewed and cleared by the City Attorney's office. Therefore, the Commission will not be swearing in the newly elected officers of the PHTA until they has received clearance from Legal Counsel that the election was conducted properly and in accordance with all applicable by-laws.

5. REPORT OF SECRETARY:

Dr. Thornton reported that she has been sending information to the Commission regarding the status of evictions, both for rent and non-rent issues, and that the Authority is moving forward with evicting those tenants who are in arrears on the rent. This will result in an increase of legal cases to be dealt with. Additionally the Commission has been presented with a Hope VI briefing document which was prepared for Kevin Marchman of HUD. Dr.

Thornton is awaiting a response from Mr. Marchman on any issues of concern. The year-end legal report was also distributed to the Commission.

6. COMMITTEE REPORT:

Since none of the committees have met since the last meeting, there were no committee reports given.

7. LEGAL REPORT:

Debrenia Madison, Assistant Legal Counsel, stated that the legal report was submitted in writing to the Commission.

8. TENANT REPRESENTATIVE REPORT:

Ms. Virginia French, President of City-Wide Council for Seniors and Disabled, stated that a review panel consisting of staff, tenants, and the police spent two days reviewing the Security for Senior/Disabled Developments proposals and she urged the Commission to move forward as quickly as possible on this issue.

Ms. Betty Cearciy, tenant of the 18th Street development, spoke highly of the Burns proposal regarding the level of technology, the ability to adapt security services to individual properties, as well as the willingness on the part of Burns Security to train present security guards to improve their skills.

Mr. Clarence Brown, tenant of the 15th Street development, urged the Commission to adopt a contract for all 22 buildings of Senior/Disabled housing. Additionally, he feels that, if security would have been in place at 25 Sanchez, a recent attack of a tenant by another tenant might not have occurred.

Commissioner Meskunas requested that the Security bid protest be handled in the most expeditious manner as possible, in order to move forward on this issue. Commissioner Redd asked for clarification regarding the length of the proposed contracts and was informed that it is a two-year contract.

Ms. Christine Neal, Ms. Babs Dow, Ms. Cora Washington, Ms. Rosemary Ozan, Ms. Jewel Green and Ms. Tiki Hadley spoke about their extreme dissatisfaction with the Commission for what they feel to be interference on the Commission's part in terms of PHTA's election.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Rosemary Ozan - Plaza East Development
Cora Washington - Plaza East Development
Cleo Wallace
Waymond Nichols - Potrero Hill Annex Development
Jan Allen
Karen Huggins - Potrero Hill Annex Development
Malik Rahim - Bernal Development
Thomas Kracke
Gregory Richardson
Royce Brooks
Bobby Sisk

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) RESOLUTION NO. 4565
DATE ADOPTED 12/14/95

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH ATLAS ELEVATOR COMPANY FOR THE MODERNIZATION OF ELEVATOR AT CAL 1-36, 227 BAY STREET HOUSING DEVELOPMENT, IN THE AMOUNT OF $93,800.00.

WHEREAS, on October 24, 1995, the Authority advertised for bids for the Modernization of Elevator at CAL 1-36, 227 Bay Street housing development; and

WHEREAS, on November 22, 1995, two (2) bids were received as follows:

	Bidder	Bid Amount
1.	Atlas Elevator Company	$93,800.00
2.	Standard Elevator Service Co. Inc.	$96,150.00

WHEREAS, the Authority has evaluated the low bid and determined that Atlas Elevator Company bid is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the 1992 Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Atlas Elevator Company in the amount of $93,800.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Marie Corlett Blits
Marie Corlett Blits
Deputy City Attorney

December 14, 1995
Date

Commissioner Lee requested that the specifics and/or the scope of work be distributed to the Commissioners, along with the resolutions and contracts, for review. Commissioner Lee made a motion, which was seconded by Commissioner Palega, to approve resolution (a). The vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

ABSTAIN: None

Resolution No. 4565 was ADOPTED.

(b) RESOLUTION NO.4566
DATE ADOPTED 12/14/95

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO SERVICE CONTRACTS WITH APPLIED PEST MANAGEMENT, INC. AND MILL'S PEST CONTROL & ELIMINATION SERVICE FOR PEST CONTROL SERVICES IN AN AMOUNT NOT TO EXCEED $163,600.00 DURING FISCAL YEAR 1995-96

WHEREAS, the Authority solicited proposals for pest control services in full and open competition pursuant to its Request for Proposals (RFP) number 001-96; and

WHEREAS, the Authority received responses from the Applied Pest Management, Inc., and Mill's Pest Control & Elimination Service in a timely and acceptable manner; and

WHEREAS, The Authority evaluated the proposals received in accordance with the criteria published in the RFP, and based on the past performances of these companies it was determined that Applied Pest Management, Inc., and Mill's Pest Control & Elimination Service could provide the required services in a manner that is most advantageous to the agency, cost and other factors considered; and

WHEREAS, in accordance with procurement regulations under 24 CFR, part 85.36, the Authority should award contracts to Applied Pest Management, Inc., and Mill's Pest Control & Elimination Service; and

WHEREAS, the funding for this purchase has been approved as part of the Authority's operating budget for Fiscal Year 1995-96.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute service contracts with Applied Pest Management and Mill's Pest Control and Elimination Service in an amount not to exceed $163,600.00 during Fiscal Year 1995-96, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Marie Corlett Blits
Marie Corlett Blits
Deputy City Attorney

December 14, 1995
Date

Commissioner Palega requested that staff post signs at the developments where spraying has been done, in order to inform the residents of the work being done. Commissioner Meskunas made a motion, which was seconded by Commissioner Marshall, to approve resolution (b). The vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara Meskunas, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: None

ABSTAIN: None

Resolution No. 4566 was ADOPTED.

(c) RESOLUTION NO. _____
DATE ADOPTED _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH BURNS SECURITY TO PROVIDE SECURITY SERVICES AT THE 22 SENIOR CITIZENS DEVELOPMENTS IN AN AMOUNT NOT TO EXCEED $544,757.00

WHEREAS, the Authority solicited proposals, in full and open competition, for security service to be provided at the 22 Senior Citizens Developments; and

WHEREAS, proposals were received from Burns Security in a timely and acceptable manner; and

WHEREAS, in accordance with procurement regulations under 24 CFR, part 85.36, the award of a contract should be made to Burns Security as the respondent that could provide the required services in a manner that is most advantageous to the agency, cost and other factors considered; and

WHEREAS, the funding for these services is budgeted in the Low Income operating budget for Fiscal Year 1995-1996.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract for security services at the 22 Senior Citizens Developments in an amount not to exceed $544,757.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Marie Corlett Blits
Deputy City Attorney

_____
Date

Due to a bid protest, this resolution was withdrawn during the Approval of Agenda section of the meeting.

(d) RESOLUTION NO. ____
DATE ADOPTED_____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO AN AGREEMENT FOR A INNOVATIVE PARTNERSHIP WITH THE

AMERICAN RED CROSS OF THE BAY AREA TO PROVIDE HOMELESS PREVENTION SERVICES ENCOMPASSING FAMILIES LIVING IN POTRERO TERRACE AND SUNNYDALE DEVELOPMENTS BY CREATING ON-SITE RED CROSS FAMILY SUPPORT CENTERS

WHEREAS, the Authority has conducted several meetings with the American Red Cross of the Bay Area and have arranged for space for the Red Cross of the Bay Area to carry out it's Family Community Partnership Program at two Authority developments; and

WHEREAS, the Authority recognize the importance of a program that will assist public housing residents in meeting financial obligations and aid in the prevention of eviction and provide an avenue for family self-sufficiency; and

WHEREAS, the American Red Cross Bay Area Chapter is well suited to carry out this program; and

WHEREAS, the American Red Cross Bay Area brings not only its model program of intensive case management to these new centers, but also the wide array of First Aid, CPR, Family Health, and leadership training programs that the American Red Cross is known for nationwide; and

WHEREAS, the Authority and the American Red Cross are anxious to begin this exciting project at the two developments and are anticipating full support and participation from the residents of these developments.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and enter into a Memorandum of Agreement with the American Red Cross of the Bay Area in substantially the form attached as Exhibit A, subject to approval of legal counsel as to form and legality.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____

Leslie Trutner
Deputy City Attorney

_____

Date

Commissioner Marshall made a motion, which was seconded by Commissioner Carpeneti, to table Resolution (d). The vote was:

AYE: Richard Carpeneti, President
Hadie Redd, Vice President
Barbara Meskunas, Commissioner

Juanita D. Marshall, Commissioner

NAY: Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner
Thelma Kavanagh, Commissioner

ABSTAIN: None

Resolution (d) was TABLED.

(e) RESOLUTION NO. _____
DATE ADOPTED _____

RESOLUTION ACKNOWLEDGING THE POTRERO ANNEX AND TERRACE RESIDENTS' VOTE TO DISSOLVE THE POTRERO ANNEX/TERRACE RESIDENTS' ASSOCIATION AS THE RESIDENT MANAGEMENT CORPORATION REPRESENTING THE POTRERO ANNEX AND TERRACE DEVELOPMENTS AND WITHDRAWING HOUSING AUTHORITY RECOGNITION OF THAT RMC, SUBJECT TO LEGAL DISSOLUTION OF THAT POTRERO ANNEX/TERRACE RESIDENTS' ASSOCIATION; AND, UPON DEMONSTRATION BY THE POTRERO HILL ANNEX RESIDENT MANAGEMENT CORPORATION THAT IT MEETS ALL FORMATION REQUIREMENTS PURSUANT TO 24 CFR 964, INCLUDING BUT NOT LIMITED TO FILING ITS ARTICLES OF INCORPORATION WITH THE SECRETARY OF STATE AND APPLYING FOR STATE AND FEDERAL TAX EXEMPTIONS, STATING THAT THE HOUSING AUTHORITY WILL RECOGNIZE THE POTRERO HILL ANNEX RESIDENT MANAGEMENT CORPORATION AS THE RESIDENT MANAGEMENT CORPORATION REPRESENTING THE POTRERO ANNEX DEVELOPMENT

WHEREAS, the residents of the Potrero Annex and Potrero Terrace originally created the Potrero Annex/Terrace Residents' Association as the resident management corporation representing the Potrero Annex and Potrero Terrace developments together; and

WHEREAS, the Housing Authority previously recognized the Potrero Annex/Terrace Residents' Association (the "Annex/Terrace RMC") as the resident management corporation representing the Potrero Annex and Potrero Terrace developments together; and

WHEREAS, a majority of the members of the Annex/Terrace RMC voted by ballot on November 18, 1995, to dissolve the Annex/Terrace RMC; and

WHEREAS, the Annex/Terrace RMC must take any steps legally required to dissolve the Annex/Terrace RMC under state law; and

WHEREAS, a majority of the residents of the Potrero Annex approved by petition the formation of a new RMC for the Potrero Annex; and

WHEREAS, the residents of the Potrero Annex held an election on September 9, 1995, in which the residents voted to elect the directors of a new Potrero Hill Annex Resident Management Corporation ("Annex RMC"), and said election was monitored by representatives of the Housing Authority and the City's Human Rights Commission; and

WHEREAS, the Annex RMC has indicated it intends to comply with all RMC formation requirements pursuant to Title 24 of the Code of Federal Regulations, Part 964, including but not limited to filing its articles of incorporation with the California Secretary of State and applying for state and federal tax exempt status.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Housing Authority no longer recognizes the Potrero Annex/Terrace Residents' Association as the resident management corporation representing the Potrero Annex and the Potrero Terrace developments pursuant to Title 24, Code of Federal Regulations, Part 964.

2. Any contracts or agreements between the Housing Authority and the Potrero Annex/Terrace Residents' Association, including but not limited to a memorandum of agreement for implementation of a HUD HOPE I planning grant dated February 16, 1993, a recognition memorandum of understanding dated September 26, 1994, and a site improvement contract dated October 21, 1994, are hereby terminated in accordance with their terms as a result of the dissolution of the Potrero Annex/Terrace Residents' Association.

3. Subject to: (a) the final dissolution of the Potrero Annex/Terrace Residents' Association; and (b) demonstration by the Potrero Hill Annex Resident Management Corporation that it meets all formation requirements pursuant to 24 CFR 964, including but not limited to filing its articles of incorporation with the Secretary of State and applying for state and federal tax exemptions, the Housing Authority will recognize the Potrero Hill Annex Resident Management Corporation as the resident management corporation representing the Potrero Annex development.

4. This Resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY

_____
Leslie Trutner
Deputy City Attorney

_____
Date

Commissioner Meskunas made a motion, which was seconded by Commissioner Marshall, to table resolution (e). The vote was:

AYE: Richard Carpeneti, President
Barbara Meskunas, Commissioner
Thelma Kavanagh, Commissioner
Juanita D. Marshall, Commissioner

NAY: Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

ABSTAIN: Hadie Redd, Vice President

Resolution (e) was TABLED.

(f) RESOLUTION NO._____
DATE ADOPTED_____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING AND CONTRACT WITH THE HAYES VALLEY NORTH AND SOUTH RESIDENT MANAGEMENT CORPORATION, TO DELIVER SUPPORTIVE SERVICES FOR HAYES VALLEY RESIDENTS FOR A FOUR MONTH PERIOD OF TIME BEGINNING WITH THE DATE OF THIS RESOLUTION, IN AN AMOUNT NOT TO EXCEED $55,584.00

WHEREAS, the San Francisco Housing Authority was recently awarded HOPE VI Plus grant funding for the severely distressed developments of Hayes Valley North and Hayes Valley South; and

WHEREAS, Community and Supportive Services is an integral component of the grant award as mandated by the Corporation for National Service and a separate line item in the budget for the provision of services to complement the technical aspects of the newly proposed development; and

WHEREAS, the Hayes Valley North and South Resident Management Corporation proposes a national model for the development of Peer Networking Services to provide appropriate supportive services for Hayes Valley residents during relocation; and

WHEREAS, the establishment of Peer Networking Services will provide economic and job opportunities for residents in their quest for self-sufficiency; and

WHEREAS, the funding for the development and implementation of Hayes Valley Resident Peer Networking Services is an eligible activity in the 1995 HOPE VI Plus Grant application; and

WHEREAS, the Hayes Valley North and South Resident Management Corporation was incorporated in May of 1994, and the residents of those developments will vote, within thirty (30) days to ratify formation of the Resident Management Corporation and the Resident Management Corporation's representation of those developments in accordance with applicable HUD requirements.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Subject to ratification of the Hayes Valley North and South Resident Management Corporation by the residents of the Hayes Valley North and South developments, and the Resident Management Corporation's representation of those developments in accordance with HUD requirements, the Executive Director is authorized to enter into a Memorandum of Understanding and contract with the Hayes Valley Resident Management Corporation to deliver supportive services for Hayes Valley residents for a four month period of time beginning with the date of this resolution, in an amount not to exceed $55,584.00. Such MOU and contract shall be in substantially the same form as Exhibit A attached to this resolution.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

_____
Leslie Trutner,
Deputy City Attorney

_____
Date

Resolution (f) was withdrawn during the Approval of Agenda section.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Bessie Crockett - Valencia Gardens Development
Edna Toby - Alice Griffith Development
Brenda Henry - Potrero Hill Terrace Annex Development
Gregory Richardson - North Beach Development
Donna Levitt
Ulysses Madison
Jeffrey Branner - Bernal Dwelllings Development
Malik Rahim - Bernal Dwellings Development
Charles Rathburn

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

There being no further business to come before the Commission, the Regular meeting of December 14, 1995 was adjourned by Commissioner Carpeneti at 6:30 p.m. by consensus. The next Regular meeting has been scheduled for Thursday, January 11, 1996 at the Milton Meyer Recreation Center at 195 Kiska Road, San Francisco, at 4:00 p.m.

_____
Richard Carpeneti
President

_____
Shirley A. Thornton, Ed.D.
Secretary/Executive Director

SF
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#1
2/28/95
Canceled

SAN FRANCISCO HOUSING AUTHORITY

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December 15, 1995

PUBLIC NOTICE

Due to the holidays, the Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco that was to be held at 4:00 p.m. on Thursday, December 28, 1995, has been canceled.

The next Regular Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held on Thursday, January 11, 1996 at 4:00 p.m. at the Milton Meyer Recreation Center at 195 Kiska Road, San Francisco, California.

Shirley A. Thornton, Ed.D.
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street, between Hyde and Larkin, in the ground floor meeting room. The closest accessible BART Station is CIVIC CENTER. Accessible MUNI Lines serving this location are the 31 Balboa and the 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

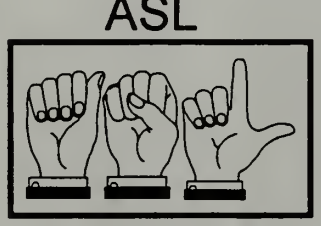
2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting if you wish to have American Sign Language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Ray Lavelle at (415) 554-1374 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the Authority to accommodate these individuals.



Rev. 11/17/95
Issued by Commission Secretary

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